



17 Montgomery Avenue, Nether Edge, Sheffield, S7 1NZ

Offers In The Region Of £415,000

- Detached Family Home
- NO CHAIN
- Delightful Gardens
- Close to a Wide Range of Amenities
- Four Bedrooms
- Gas Central Heating
- Off Road Parking
- Well Proportioned Accommodation
- uPVC Double Glazing
- Popular and Convenient Location

17 Montgomery Avenue, Sheffield S7 1NZ

Offered for sale is this charming inter-war detached family home which stands on a good sized plot. Located in the ever popular conservation area of Nether Edge, serviced by local shopping facilities, close to local parks and cosmopolitan bistros, shops and bars and is approx. 3 miles from the City Centre. Whilst this generously sized period property requires some cosmetic modernisation it does retain its original charm and benefits from gas fired central heating and double glazing.

The accommodation briefly comprises: Entrance hallway, Shower Room, two bay windowed bedrooms, Living Room, dining kitchen and rear lobby. Landing, two further bedrooms, and shower room. The property stands in well maintained gardens with lawn, floral borders, vegetable beds, fruit trees and benefits from a driveway providing car standing space.



Council Tax Band: D



ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

A lovely, welcoming reception space with parquet flooring, a central heating radiator, coving to the ceiling and original cloaks cupboard.

LIVING ROOM

17'11" x 13'6"

A good sized and well presented living room which benefits from two central heating radiators, coving to the ceiling, parquet flooring, an Adam style fireplace with marble effect back and hearth with electric fire, uPVC side facing double glazed window, uPVC double glazed sliding patio door which look onto and lead out to the rear garden.

KITCHEN

13'9"om x 9'6"

Fitted with a comprehensive range of modern units above and below roll top work surfaces with tiled splash backs, which incorporates a one and half bowl sink with single drainer and mixer taps, an integrated dishwasher, a double oven with a four ring ceramic hob and extractor over. There is also a central heating radiator, space for a fridge freezer, a useful pantry and recessed ceiling spotlights.

SUN ROOM

13'9" x 3'10"

Having a large uPVC double glazed window which enjoys lovely views over the rear garden, there is also a uPVC double glazed door, units above and below roll top worksurfaces which incorporates a stainless steel sink and has space and plumbing for an automatic washing machine.

BEDROOM ONE

12'5" x 10'10"

Having a front facing uPVC double glazed bay window, a central heating radiator and range of fitted wardrobes with sliding doors.

BEDROOM TWO

10'1" x 9'3"

With coving to the ceiling, a uPVC double glazed bay window and a central heating radiator.

SHOWER ROOM

9'8" x 4'3"

Fitted with a stylish three piece suite comprising of a walk in shower cubicle with an electric shower, a vanity sink unit with storage and a low flush w/c There are tiled walls and floor, a chrome ladder style heated towel radiator and a side facing uPVC double glazed window.

FIRST FLOOR

LANDING

BEDROOM THREE

16'2" (max) x 9'7" (max)

Having a front facing uPVC double glazed dormer window, a central heating radiator

WALK IN STORAGE AREA

8'10" x 3'11"

Providing excellent storage space.

BEDROOM FOUR

8'10" x 7'2"

Having a 'Velux' style skylight and a central heating radiator.

STORE ROOM

8'6"x 2'2"

Providing excellent storage space, housing the central heating boiler and providing access to further eave space.

WET ROOM

9'6" |(max) x 4'11" (max)

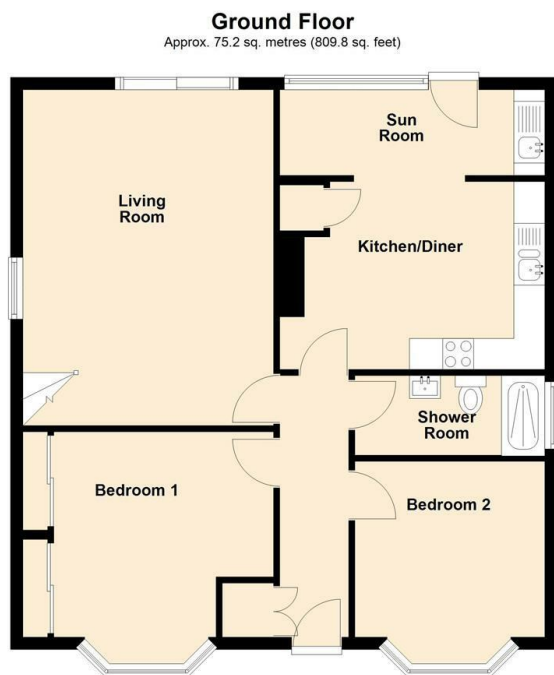
Having a ceiling mounted shower with wall mounted controls and a floor drain, a low flush W/C, wash hand basin ,tiled walls and floor and a chrome ladder style towel radiator.

OUTSIDE

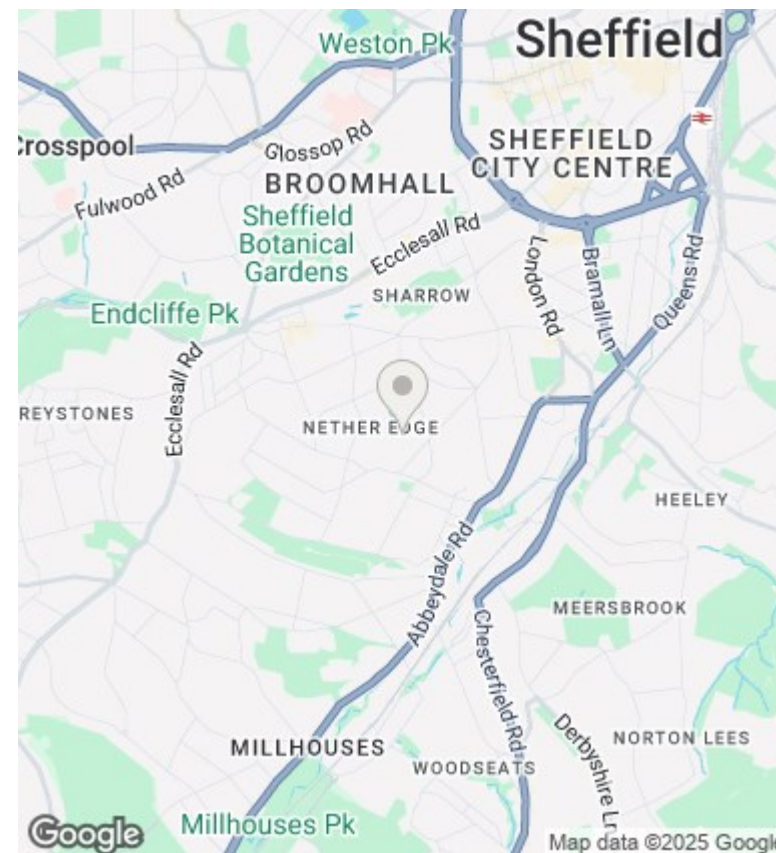
To the front of the property sees a pleasant garden area with paved car standing space. To the rear is a delightful garden with paved patio, timber shed, floral beds and good sized lawn.







Total area: approx. 110.2 sq. metres (1186.5 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 