



3 Montgomery Court 295 Cemetery Road, Sharrow Vale, Sheffield, S11 8FS

Saxton Mee

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Sharrow Vale

Offers Around

£235,000

Situated in a lovely location on a gated, small development an attractive, charming two Bedroom Mews conversion, for sale with NO CHAIN.

Good sized Dining Kitchen with newly fitted range of units, new appliances and adjacent dining area, Sitting room with patio doors leading out on to private, south easterly facing rear terrace. On the first floor; two double Bedrooms, Bathroom with full suite and shower.

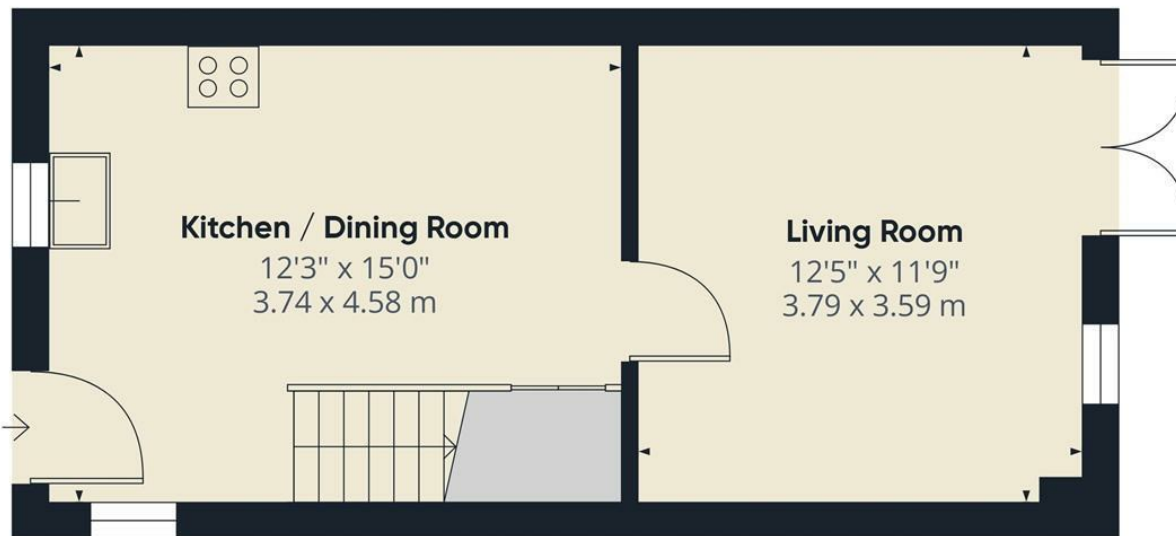
Outside; secure electric entrance gate gives access to a designated parking space. To the rear; private south easterly facing terrace and small garden area giving access to further communal gardens.

Well placed for excellent nearby shopping facilities in Sharrow Vale, good schools, regular public transport and other recreational facilities, and easy access to the city centre.

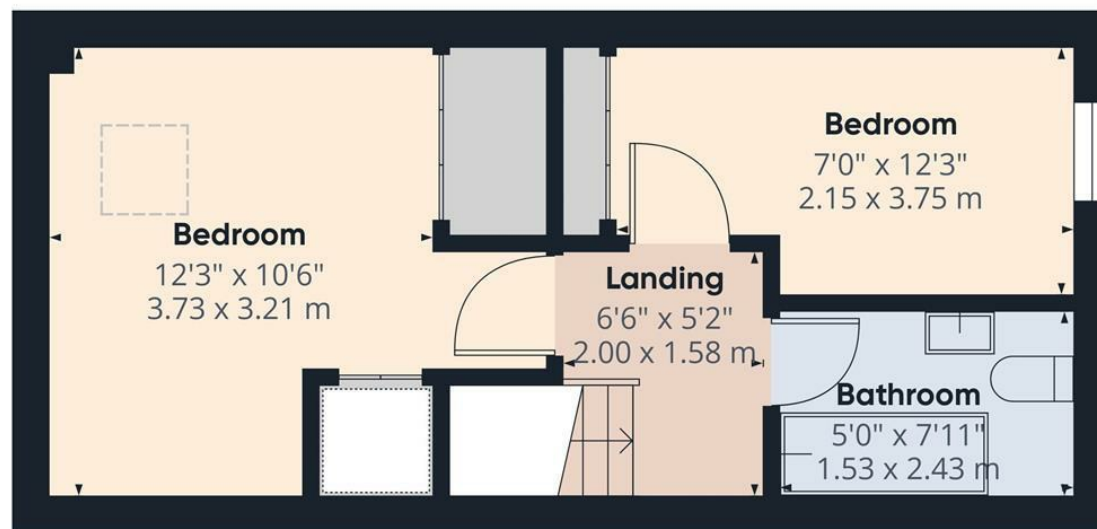
- Attractive Gated Development
- Converted Mews Style Property
- Two Double Bedrooms
- For Sale with NO CHAIN
- Good Sized Newly Fitted Dining Kitchen and Separate Sitting Room with Patio Doors
- Private South Easterly Facing Rear Terrace and Small Garden Area
- Well Placed for Excellent Amenities of Sharrow Vale
- EPC C
- Viewing via Banner Cross office







Ground Floor



Floor 1



Approximate total area⁽¹⁾

634 ft²

58.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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