



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

3 Montgomery Drive, Nether Edge, Sheffield, S7 1PA

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Asking Price £440,000

| NO ONWARD CHAIN | THREE BEDROOM EXTENDED SEMI-DETACHED | Nestled on the secluded cul-de-sac of Montgomery Drive in the charming Nether Edge area, this delightful three-bedroom house offers a perfect blend of comfort and convenience. The property exudes character while providing ample space for family living, and offers huge exciting potential to extend the property to the side and rear with the attached plans drawn up by the current owners using Lion Design (these plans have not been submitted for planning consent). The plans give a view of the potential to make a five double bedroom property with two ensuite and a family bathroom.

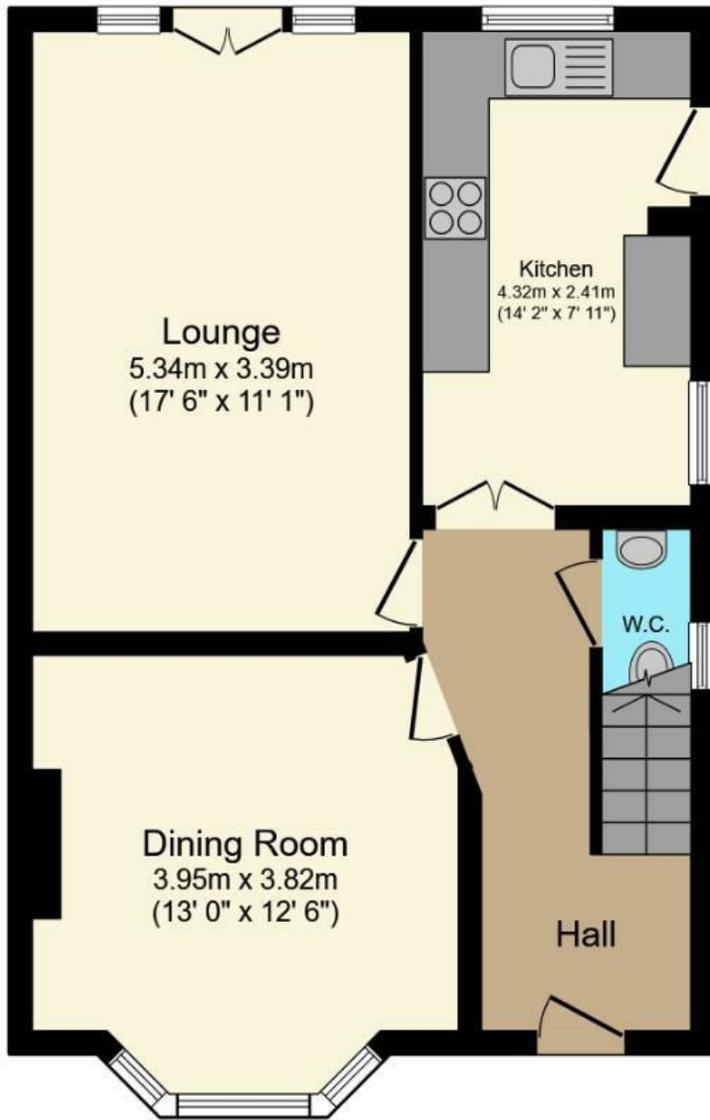
Upon entering through the hallway, you will find two inviting reception rooms, the kitchen and downstairs W/C. The front facing dining room, offers a bright and airy space, perfect for entertaining guests. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it a perfect family home. To the rear, the kitchen comprises a range of wall and base units, with additional space for appliances.

To the first floor, the three well-proportioned bedrooms provide plenty of room for rest and personal space, catering to families or those seeking a home office. The bathroom features a bath with shower over and sink basin, with a separate W/C.

The property boasts a good-sized rear garden, a wonderful outdoor space for gardening enthusiasts or for children to play. This secluded location ensures peace and quiet, while still being within walking distance of a variety of shops, restaurants, and cafes, allowing for a vibrant community lifestyle.

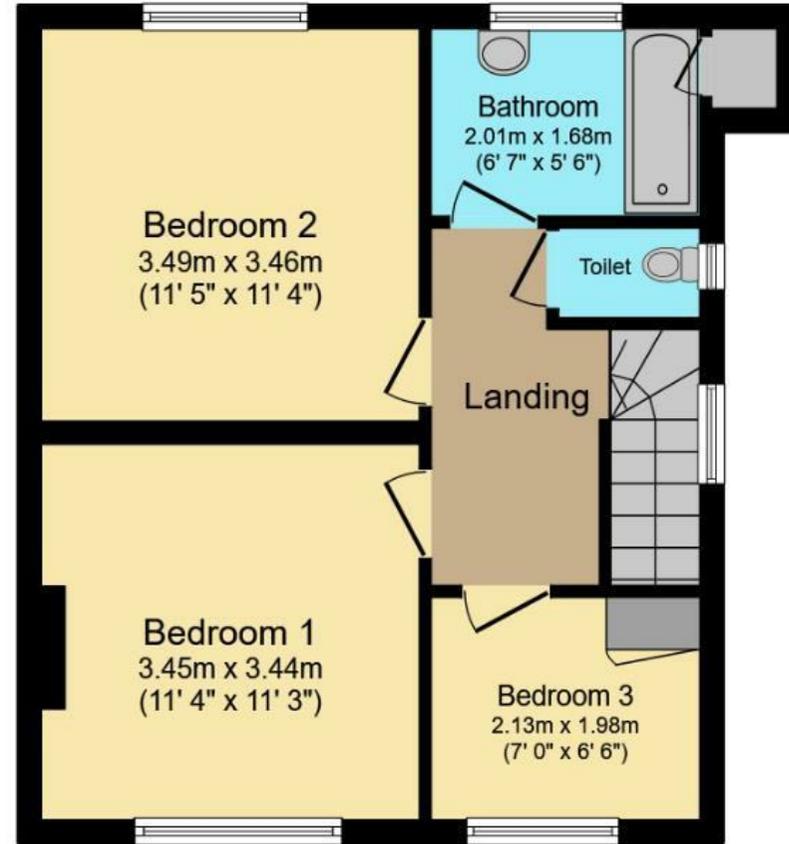
With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a serene neighbourhood, this semi-detached house on Montgomery Drive is an opportunity not to be missed.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



### Ground Floor

Floor area 53.4 sq.m. (575 sq.ft.)



### First Floor

Floor area 42.0 sq.m. (452 sq.ft.)

**Total floor area: 95.4 sq.m. (1,027 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

This property is Freehold.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

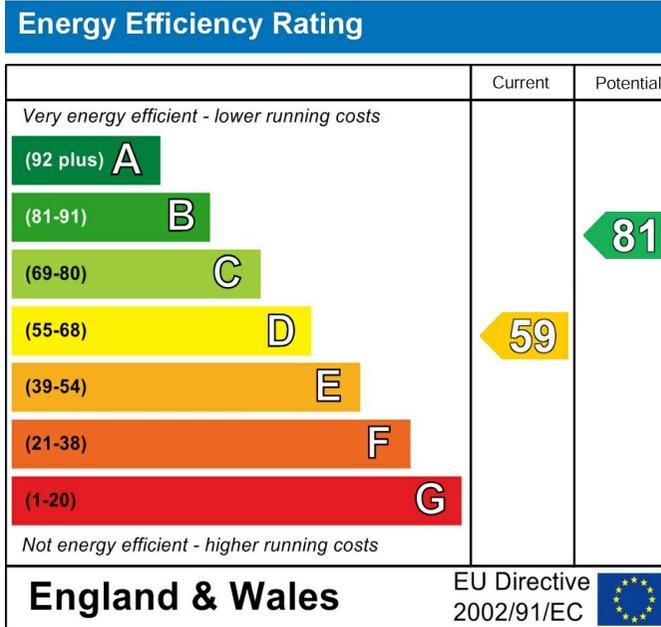
### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



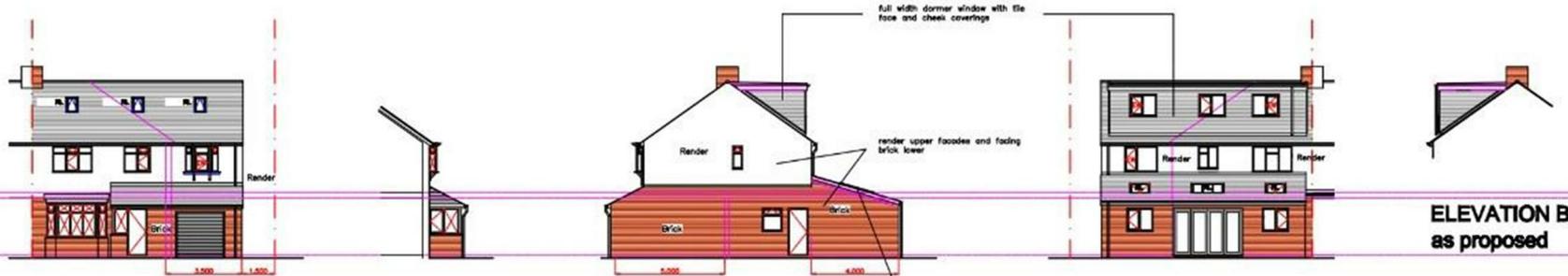
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











**FRONT ELEVATION  
as proposed**

**ELEVATION A  
as proposed**

**END ELEVATION  
as proposed**

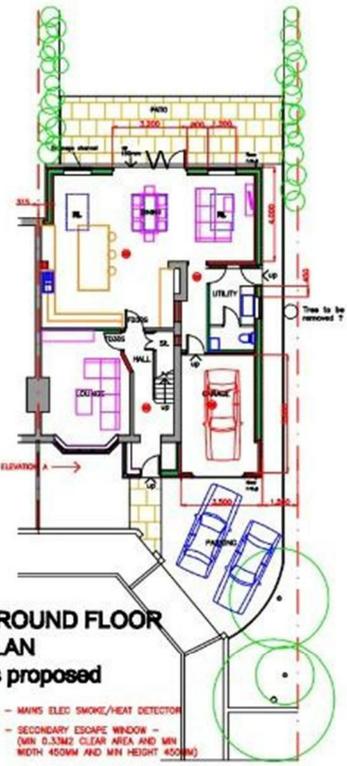
**REAR ELEVATION  
as proposed**

**ELEVATION B  
as proposed**

full width dormer window with tile face and cheek coverings

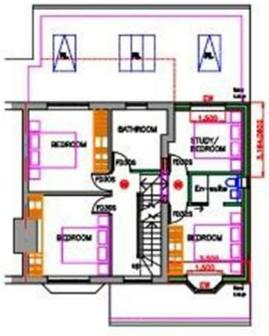
render upper facades and facing brick lower

lean-to rear roof - covering to be selected carefully to ensure suitability for the resulting shallow pitch



**GROUND FLOOR  
PLAN  
as proposed**

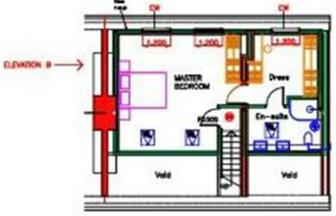
- Ⓢ - MAINS ELEC SMOKE/HEAT DETECTOR
- EW - SECONDARY ESCAPE WINDOW - (MIN 0.33M<sup>2</sup> CLEAR AREA AND MIN WIDTH 400MM AND MIN HEIGHT 400MM)



**FIRST FLOOR PLAN  
as proposed**

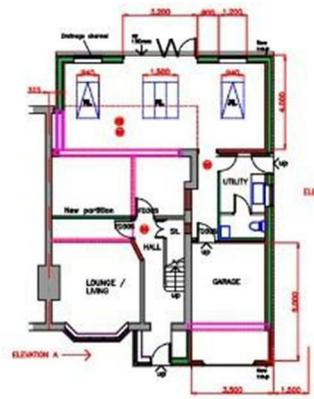
- Ⓢ - MAINS ELEC SMOKE/HEAT DETECTOR
- EW - SECONDARY ESCAPE WINDOW - (MIN 0.33M<sup>2</sup> CLEAR AREA AND MIN WIDTH 400MM AND MIN HEIGHT 400MM)

boundary wall partially removed to open out vehicle access and parking for two cars

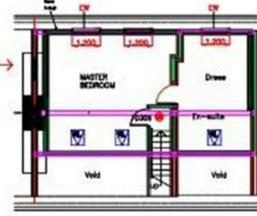


**LOFT SPACE PLAN  
as proposed**

- Ⓢ - MAINS ELEC SMOKE/HEAT DETECTOR
- EW - SECONDARY ESCAPE WINDOW - (MIN 0.33M<sup>2</sup> CLEAR AREA AND MIN WIDTH 400MM AND MIN HEIGHT 400MM)



**GROUND FLOOR  
STRUCTURE PLAN**



**LOFT SPACE  
STRUCTURE PLAN**

**LION DESIGN**

ARCHITECTS

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FRONT, SIDE AND REAR EXTENSION AND INCLUDING LOFT CONVERSION AND ADDITION OF REAR FACING DORMER WINDOW.  
13 MONTGOMERY DRIVE, NETHER EDGE, SHEFFIELD S7

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PLANS AND ELEVATIONS AS PROPOSED

Prepared by:	Date:
02	JAN 20
Drawing no:	Scale:
02	1:100@A1