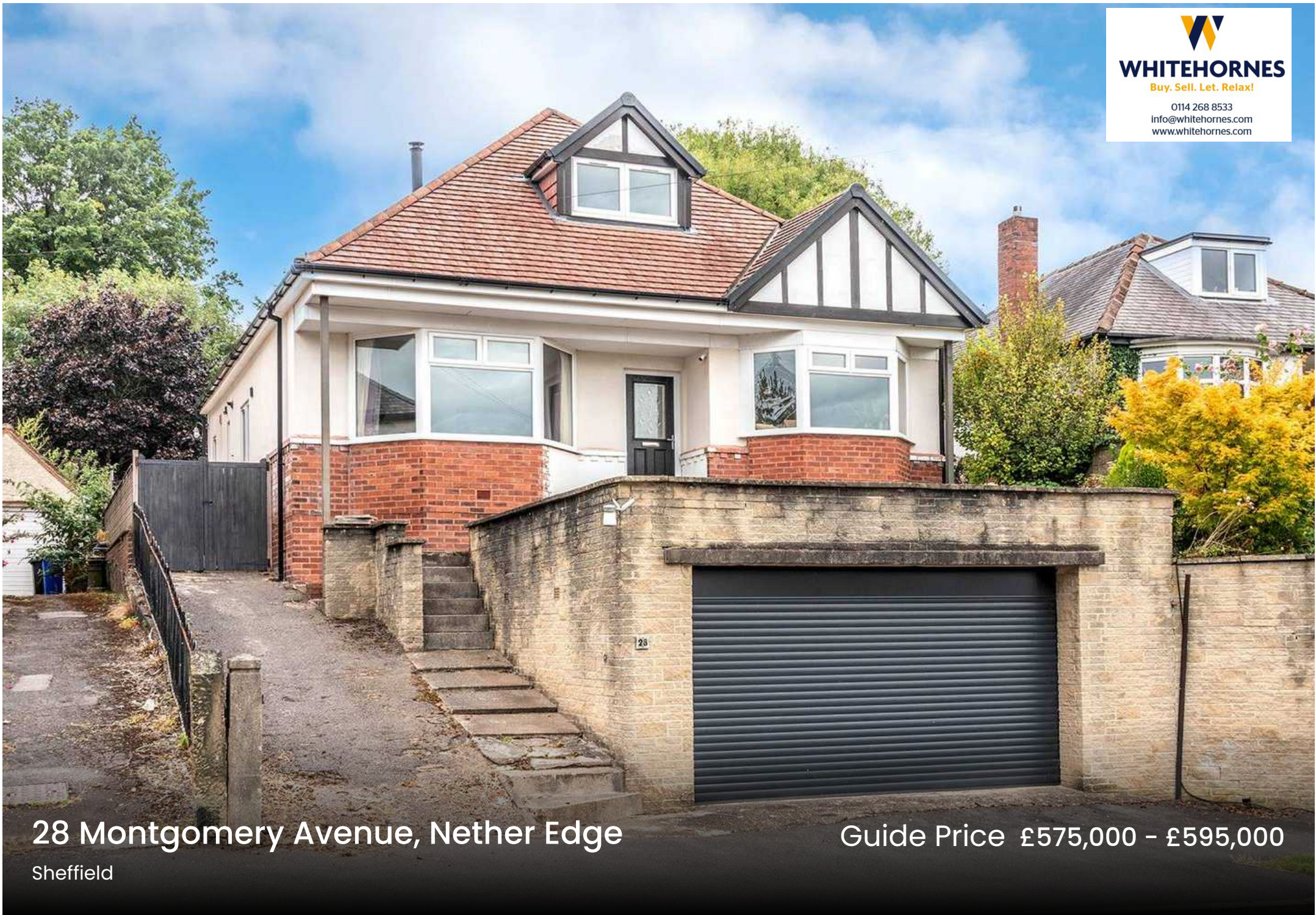




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**28 Montgomery Avenue, Nether Edge**

Sheffield

Guide Price £575,000 – £595,000



# 28 Montgomery Avenue

Nether Edge, Sheffield

Situated in the heart of the fashionable Nether Edge, this fabulous three/four double bedroom, two bathroom, detached family home offers incredibly flexible accommodation over two floors that totals an impressive 2,017 sq feet. A rare opportunity to market, with viewing absolutely essential to do full justice to this stunning property. Nestled on a quiet no through cul-de-sac, this home boasts excellent schooling catchments including Mercia and High Storrs Secondary, making it an ideal choice for families. Additionally, the property features a driveway and garage, as well as a fabulous rear private sizeable family garden. The open plan rear expansive kitchen diner with garden access creates a seamless indoor-outdoor flow that is perfect for entertaining. Residents will also benefit from easy access to Nether Edge Village Centre and Abbeydale Road, both offering an array of independent cafes and restaurants.

Council Tax band: E Tenure: Freehold

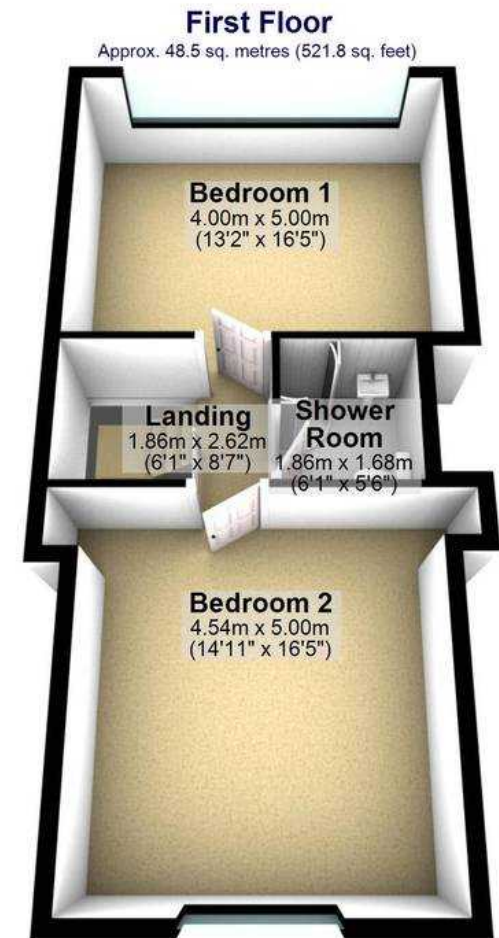
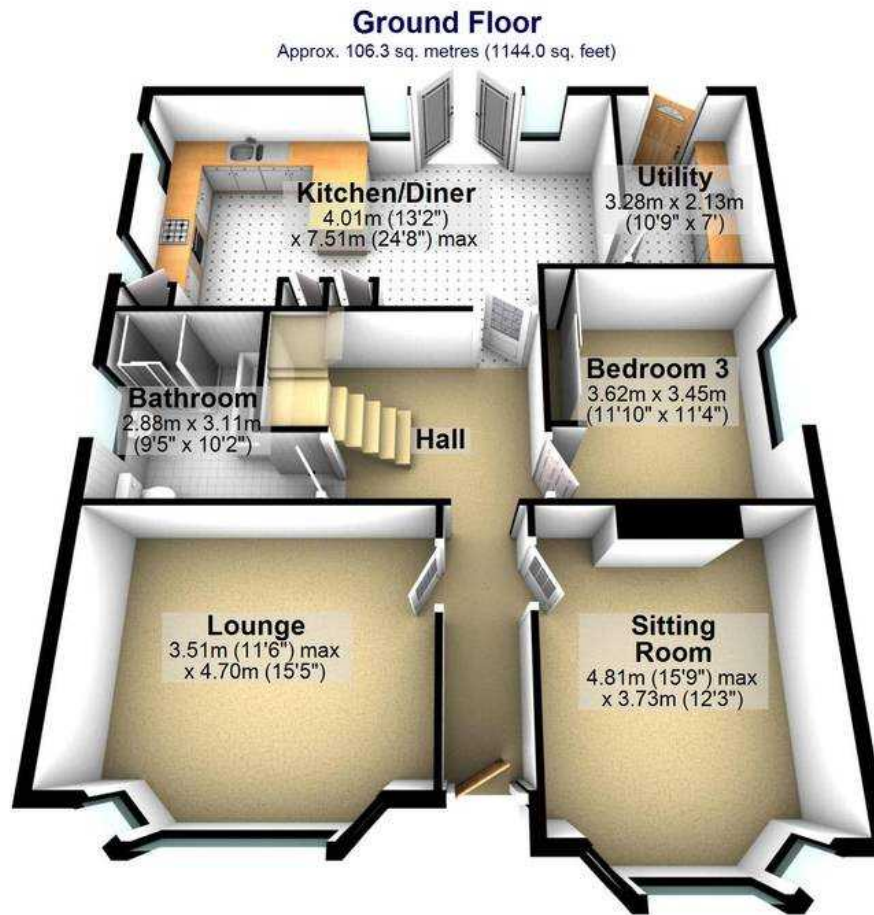
- FABULOUS THREE/FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- INCREDIBLY FLEXIBLE ACCOMMODATION OVER TWO FLOORS THAT TOTAL AN IMPRESSIVE 2,017 SQ FEET
- RARE OPPORTUNITY TO MARKET WITH VIEWING ABSOLUTELY ESSENTIAL TO DO FULL JUSTICE
- QUIET NO THROUGH CUL DECSAC IN THE HEART OF FASHIONABLE NETHER EDGE
- EXCELLENT SCHOOLING CATCHMENTS AVAILABLE INCLUDING MERCIA AND HIGH STORRS SECONDARY
- DRIVEWAY GARAGE AND FABULOUS REAR GARDEN
- EASY ACCESS TO NETHER EDGE VILLAGE CENTRE AND ABBEYDALE ROAD THAT OFFER AN ARRAY OF INDEPENDENT CAFES AND RESTAURANTS











Total area: approx. 187.4 sq. metres (2017.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

  
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