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**48 Blair Athol Road, Ecclesall**

Sheffield

Offers in Region of **£290,000**

# 48 Blair Athol Road

Ecclesall, Sheffield

A well presented and incredibly deceptive three double bedroom, bay windowed, Victorian terraced property. With three spacious floors of accommodation that total an impressive 1,094 sq feet together with a private rear garden and on road parking to the front. Perfect for the professional couple, young family or the first time buyer it's easy to say the property must be viewed to see the size and potential on offer. With a ground floor off shot bathroom that allows the first floor to benefit from two double bedrooms together with a wonderful dormer windowed loft bedroom the whole property enjoys a super light feel throughout. Located on this incredibly popular residential road in the very heart of ultra popular Ecclesall, with Banner Cross and Sharrow Vale a short stroll that both offer an array of independent cafes, eateries and shops. Endcliffe park, principal hospitals and universities are also close by.

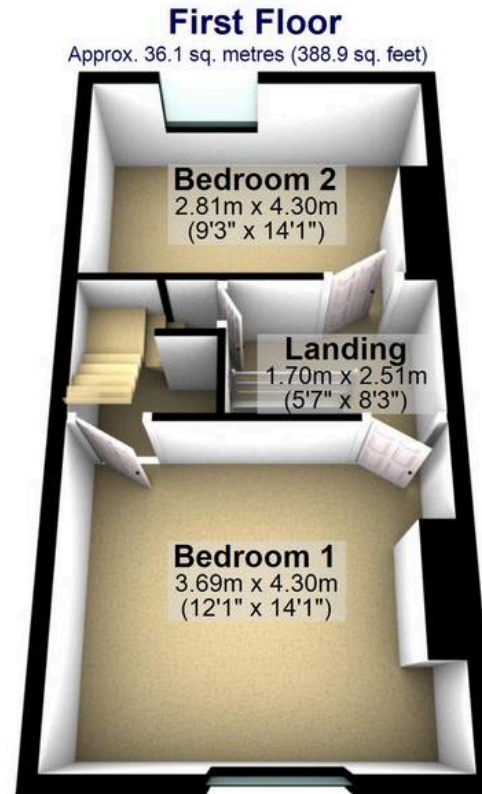
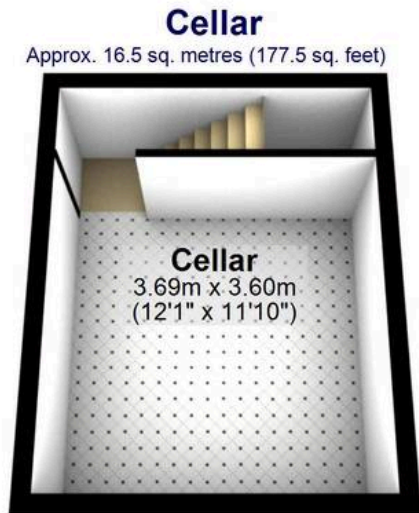
Council Tax band: B

Tenure: Leasehold

- THREE DOUBLE BEDROOM BAY WINDOWED VICTORIAN TERRACED
- 1,094 SQ FEET OF ACCOMMODATION OVER THREE SPACIOUS FLOORS
- HEART OF ULTRA POPULAR ECCLESALL ON THE SOUTH WEST OF THE CITY
- EXCELLENT SCHOOLING CATCHMENTS OF GREYSTONES JUNIORS AND HIGH STORRS SECONDARY AVAILABLE
- PRIVATE REAR GARDEN AND ON ROAD PARKING TO THE FRONT
- SHORT STROLL TO BANNER CROSS SHOPS EATERIES SHOPS AND RESTAURANTS







Total area: approx. 101.7 sq. metres (1094.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.