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21 Blair Athol Road, Ecclesall

Sheffield

Guide Price £290,000 - £300,000

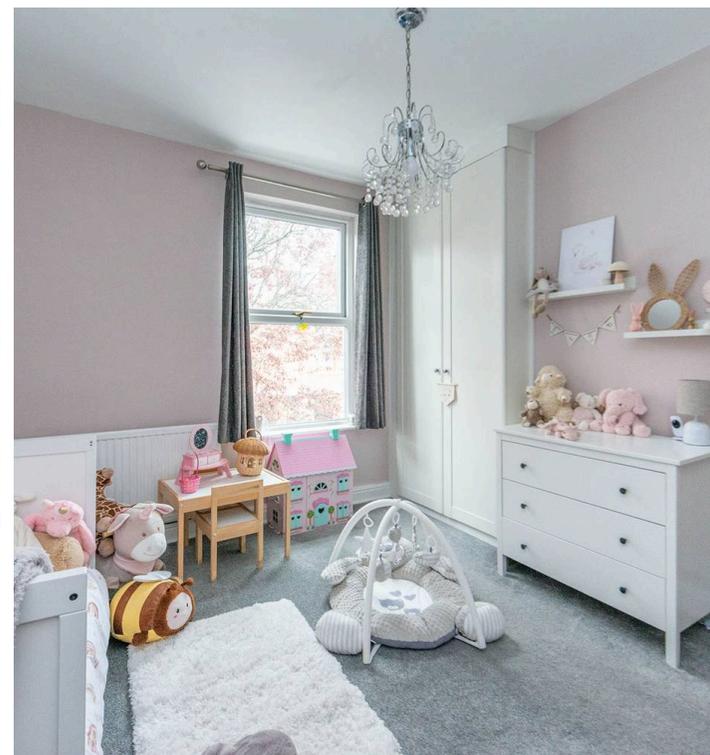
# 21 Blair Athol Road

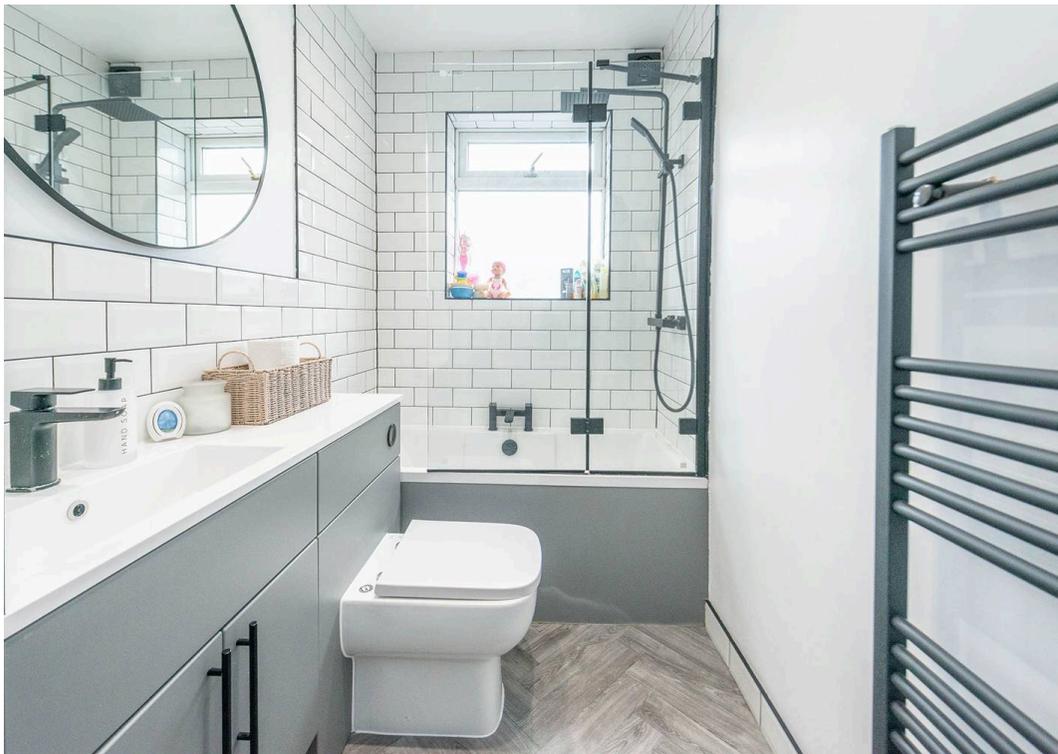
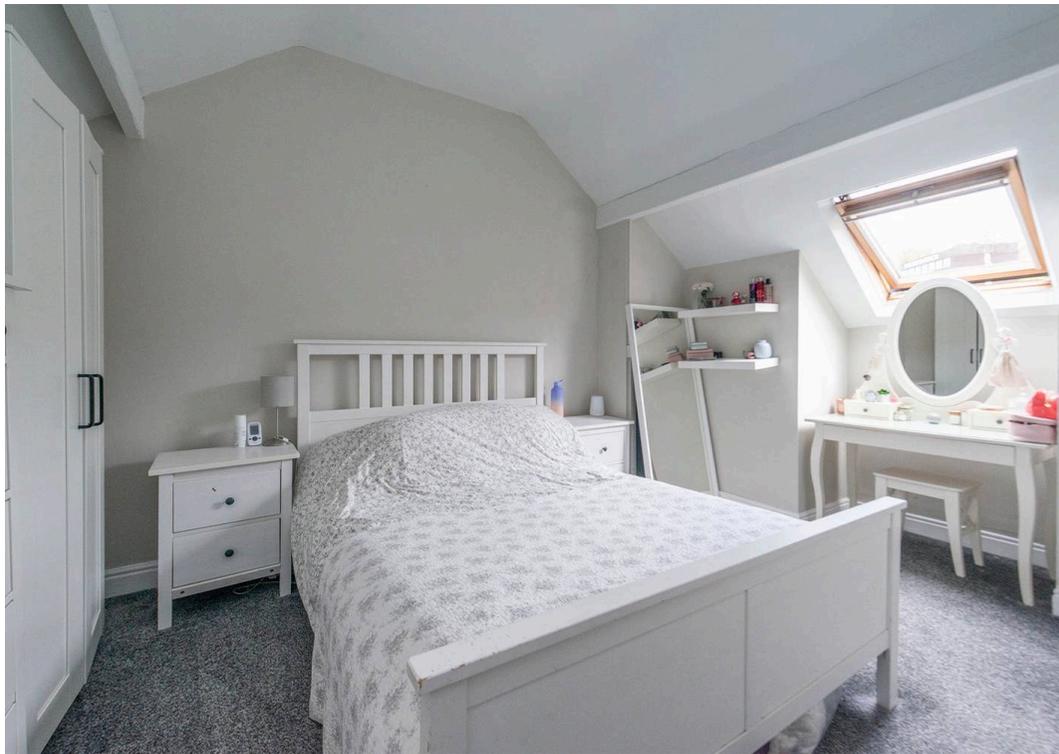
Ecclesall, Sheffield

An absolutely stunning three bedroomed, single off shot, period Victorian mid terraced property. Ideally placed in the heart of Sheffield eleven on the south west fringes of the city number 21 offers spacious and immaculately presented accommodation spanning over three floors that offers huge potential to also create a fabulous basement conversion. Being of particular interest to the first time buyer, professional couple and young family alike the property is within catchment for some of the city's top performing schools including Greystones and High Storrs along with being in walking distance of Endcliffe Park, Sharrowvale/Banner Cross that offer up an array of independent cafes, eateries and shops. Not forgetting The Peak District and central Sheffield together with principal hospitals and hospitals are close by.

Council Tax band: B Tenure: Leasehold

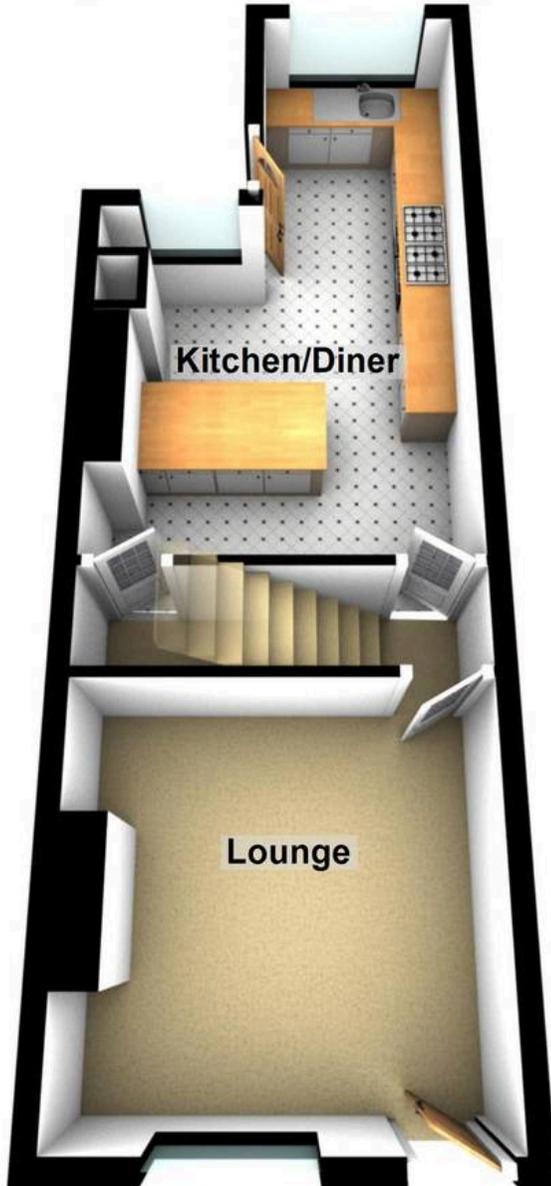
- FABULOUS THREE BEDROOM MID VICTORIAN TERRACE HOME
- THREE SPACIOUS FLOORS OF ACCOMMODATION TOTALLING 870 SQ FEET
- HUGE POTENTIAL TO CONVERT THE BASEMENT TO ADD FUTURE VALUE AND ADDITIONAL INTERNAL SPACE IF REQUIRED
- HEART OF ULTRA POPULAR ECCLESALL ON THE SOUTH WEST OF THE CITY
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING GREYSTONES JUNIORS AND HIGH STORRS SECONDARY
- PERFECT FOR THE PROFESSIONAL COUPLE AND YOUNG FAMILY ALIKE
- CLOSE TO FASHIONABLE SHARROW VALE AND BANNER CROSS INDEPENDENT CAFES EATERIES AND SHOPS





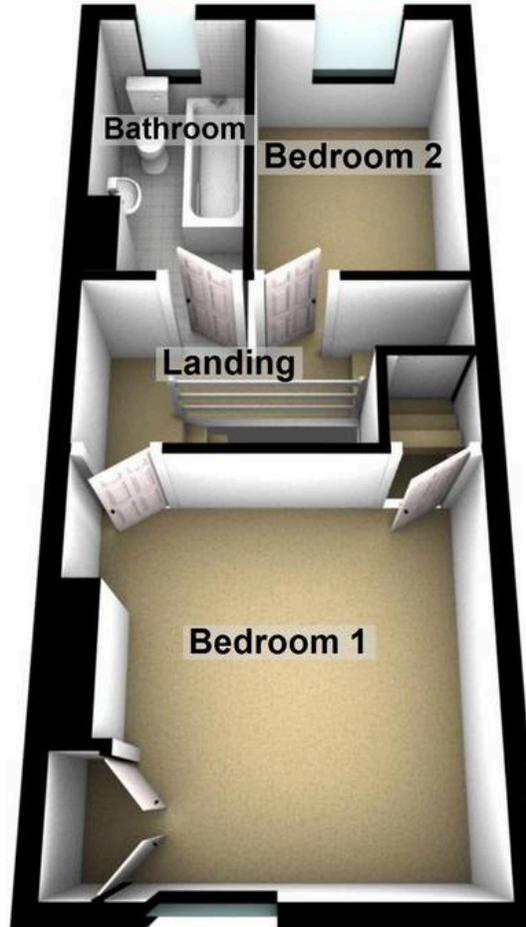
## Ground Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



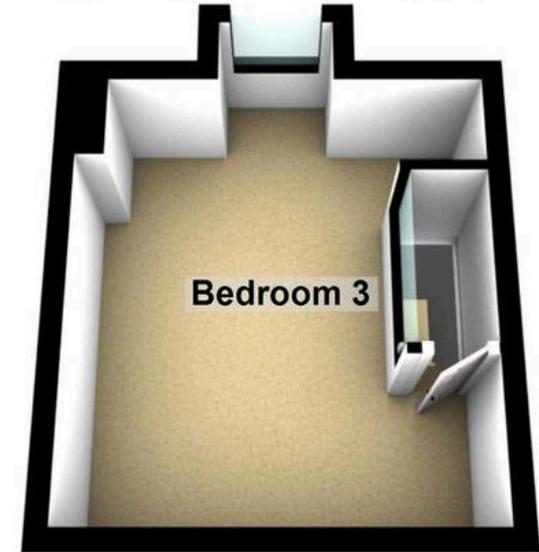
## First Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



## Second Floor

Approx. 16.1 sq. metres (173.0 sq. feet)



Total area: approx. 80.9 sq. metres (870.8 sq. feet)