

49 Blair Athol Road, Ecclesall

Sheffield

Guide Price £300,000 - £315,000



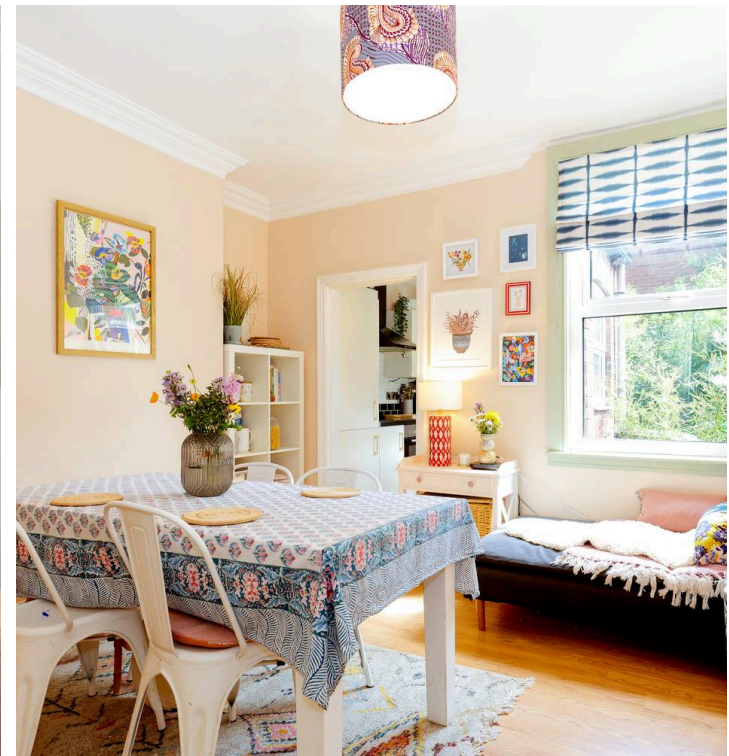
# 49 Blair Athol Road

Ecclesall, Sheffield

Nestled in the heart of the ultra-popular Ecclesall neighbourhood on the south-west side of the city, this stunning three double bedroom Victorian bay windowed mid-terraced house. Boasting a beautifully designed bay window that provides plenty of natural light, there are also numerous beautiful original period features, character and charm associated with a property from this era that have clearly combined with a fresh modern touch. The property is absolutely perfect for first-time buyers, professional couples, and young families alike. The accommodation is spread over three floors and comprises an impressive 1,241 square feet, providing ample space for comfortable living. Benefitting from the passageway to the first floor and a single rear off-shot kitchen, this home seamlessly combines traditional architecture with modern conveniences.

Council Tax band: B Tenure: Leasehold

- STUNNING THREE DOUBLE BEDROOM BAY WINDOWED VICTORIAN TERRACED
- BENEFITTING FROM THE PASSAGEWAY TO THE FIRST FLOOR AND SINGLE REAR OFF SHOT KITCHEN
- INCREDIBLE BAMBOO URBAN OASIS PRIVATE REAR GARDEN
- PERFECT FOR THE FIRST TIME BUYER PROFESSIONAL COUPLE OR YOUNG FAMILY ALIKE
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING BOTH GREYSTONES JUNIORS AND HIGH STORRS SECONDARY
- SHORT STROLL TO FASHIONABLE SHARROW VALE









### Outbuilding

Approx. 1.5 sq. metres (16.0 sq. feet)



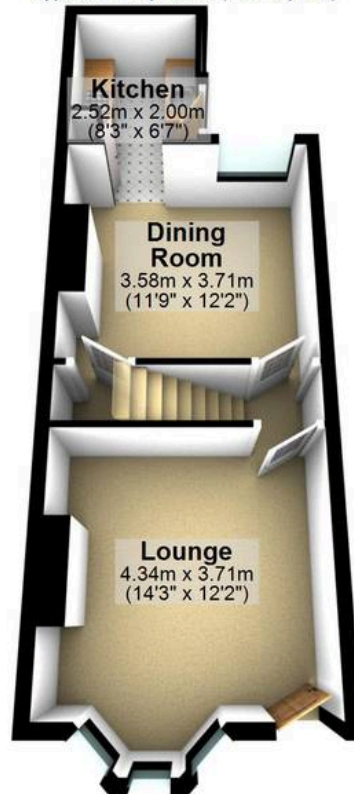
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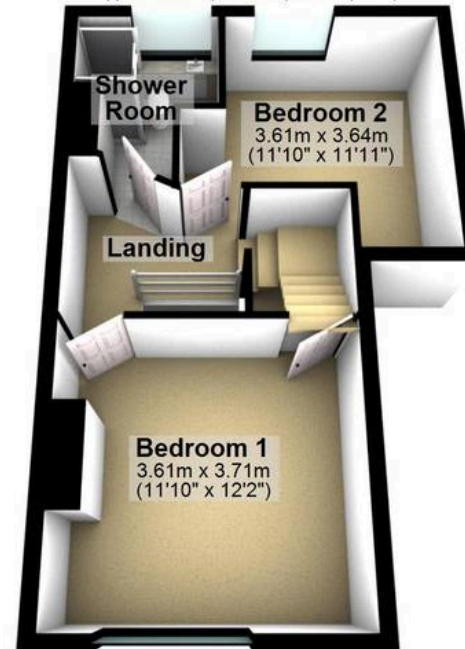
### Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



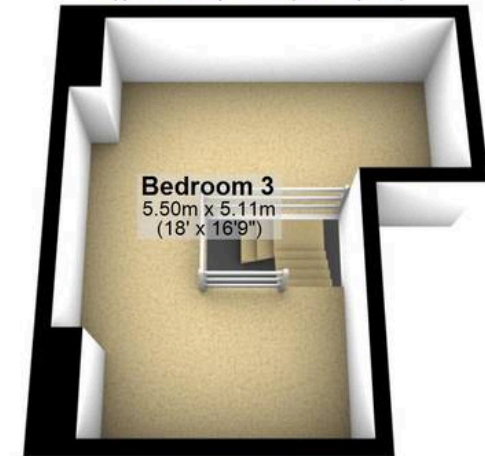
### First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



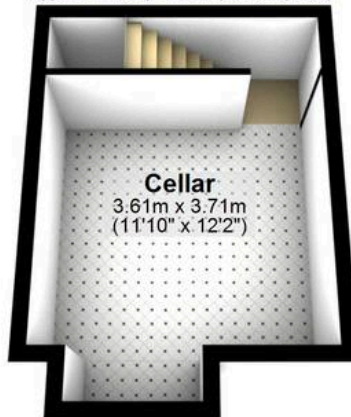
### Second Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



### Cellar

Approx. 17.8 sq. metres (191.5 sq. feet)



Total area: approx. 114.0 sq. metres (1227.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.