



WHITEHORNES

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0114 268 8533
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4 Blair Athol Road, Ecclesall

Sheffield

Guide Price £290,000 - £300,000

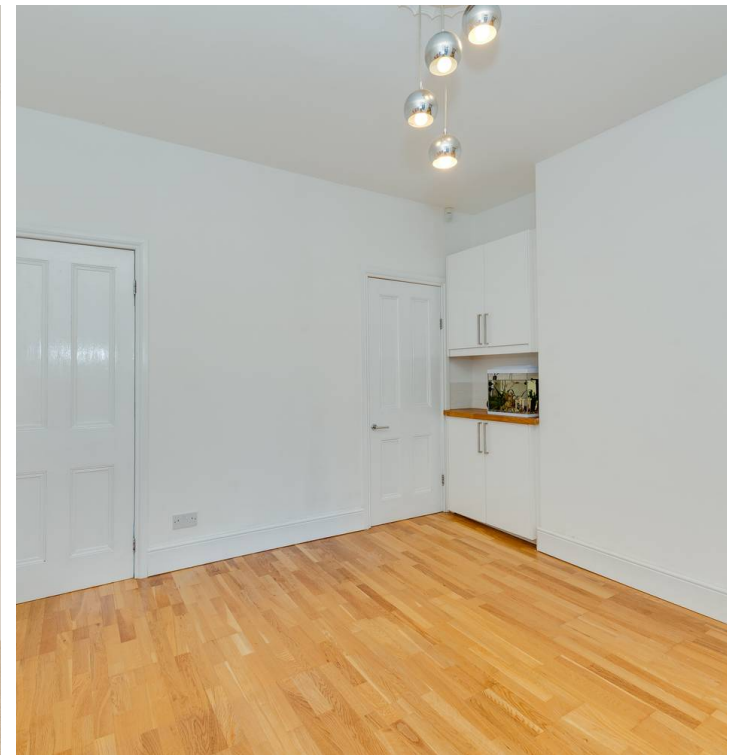
4 Blair Athol Road

Ecclesall, Sheffield

Situated in the heart of the highly sought-after Ecclesall area towards the south west of the city, this excellent three-bedroom mid-terraced Victorian home offers a superb opportunity for first-time buyers, professional couples, or young families, with the added benefit of no onward chain. Spanning an impressive 1,068 square feet across four bright and spacious floors, the property is beautifully presented and showcases a blend of period charm and modern living.

Council Tax band: B Tenure: Leasehold

- EXCELLENT THREE BEDROOM MID BRICK BUILT VICTORIAN TERRACED HOME
- OFF SHOT REAR KITCHEN ENSURING A PRIVATE SUNNY GARDEN THAT BENEFITS FROM NO THROUGH FARE FROM NEIGHBOURING PROPERTIES
- FOUR FLOORS OF BRIGHT AND SUPER SPACIOUS ACCOMMODATION TOTTALLING AN IMPRESSIVE TOTTALLING AN IMPRESSIVE 1,068 SQ FEET
- HEART OF ULTRA POPULAR ECCLESALL TOWARDS THE SOUTH WEST OF THE CITY WITHIN A SHORT STROLL FROM FASHIONABLE BANNER CROSS NUMEROUS INDEPENDENT CAFES EATERIES AND SHOPS
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING BOTH GREYSTONES JUNIORS AND HIGH STORRS SECONDARY
- PERFECT AS A FIRST BUY PROFESSIONAL COUPLE OR THE YOUNG FAMILY MARKET AND NO ONWARD CHAIN INVOLVED
- EASY ACCESS TO ENDCLIFFE PARK PRINCIPAL HOSPITALS/UNIVERSITIES







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Ground Floor

Approx. 35.1 sq. metres (377.7 sq. feet)

Kitchen

2.43m x 2.03m
(8' x 6'8")

Dining Room

3.68m x 3.58m
(12'1" x 11'9")

Lounge

3.63m x 3.58m
(11'11" x 11'9")

Basement

Approx. 16.4 sq. metres (176.7 sq. feet)

Basement

3.63m x 3.58m
(11'11" x 11'9")

First Floor

Approx. 29.9 sq. metres (322.3 sq. feet)

Bathroom

2.92m x 1.32m
(9'7" x 4'4")

Bedroom 2

2.93m x 2.16m
(9'8" x 7'1")

Landing

Cpd

Bedroom 1

3.63m x 3.58m
(11'11" x 11'9")

Second Floor

Approx. 17.8 sq. metres (192.0 sq. feet)

Bedroom 3

4.98m x 3.58m
(16'4" x 11'9")

Total area: approx. 99.3 sq. metres (1068.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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