

60 BLAIR ATHOL ROAD



BLenheim





DINING ROOM

Well-suited to a first-time buyer, 60 Blair Athol Road is a fabulous three bedroomed terraced home. Offering both character and contemporary features, this property provides pleasant living spaces and is located in a sought-after area of Sheffield.

The ground floor is home to a fabulous, light-filled lounge with a bay window, a dining room with a fireplace and a modern kitchen with integrated appliances. The first floor contains two double bedrooms and a family bathroom, whilst on the second floor is the master bedroom. Externally, the property has a low-maintenance rear garden with a patio and a garden store.

60 Blair Athol Road is positioned within walking distance to the amenities of Ecclesall Road, which include an abundance of bars, restaurants, cafes, public houses, shops and supermarkets. Local outdoor spaces are also easily accessible, with Endcliffe Park, Whiteley Woods and Bingham Park a short distance away. The property is well placed for public transport links and convenient road links allow for journeys to Sheffield city centre and the Peak District National Park.

The property briefly comprises on the ground floor: Entrance hallway, lounge, dining room and kitchen.

Basement level: Cellar.

On the first floor: Landing, bedroom 2, bedroom 3 and storage cupboard.

On the second floor: Master bedroom.

Outbuildings: Garden store.



LOUNGE

*A pleasant home that is close to a
plethora of local amenities.*

GROUND FLOOR

A timber door with an obscured glazed panel opens to the entrance hallway.

Entrance Hallway

With a pendant light point. Timber doors open to the lounge and dining room.

Lounge

12'0 x 11'5 (3.65m x 3.48m)

A light-filled lounge having a front facing UPVC double glazed bay window, flush light point, central heating radiators, deep skirtings and timber flooring. The focal point of the room is the decorative fireplace. Fitted furniture includes shelving.

Dining Room

12'3 x 12'0 (3.73m x 3.65m)

With a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and timber flooring. The focal point of the room is the decorative cast iron fireplace with a tiled hearth. There is fitted shelving. Timber doors open to the cellar and kitchen.

Basement Level

Cellar 1

14'4 x 5'5 (4.36m x 1.65m)

Having light and power.

Cellar 2

14'4 x 5'5 (3.39m x 1.65m)

Having light and power.

Ground Floor Continued

Kitchen

6'11 x 8'1 (2.47m x 2.10m)

A modern kitchen with a side facing UPVC double glazed

window and recessed lighting. There are a range of fitted base/wall and drawer units incorporating a work surface, tiled splash back and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a Lamona four-ring induction hob, extractor hood, an oven/grill and a full-height fridge/freezer. A UPVC door opens to the rear of the property.

From the entrance hallway, a staircase rises to the:

First Floor

Landing

Having a pendant light point. Timber doors open to bedroom 2, bedroom 3, storage cupboard, family bathroom and the entrance to the second floor.

Bedroom 2

11'11 x 11'6 (3.64m x 3.50m)

A double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. The focal point of the room is the decorative cast iron fireplace with a timber mantel.

Bedroom 3

11'8 x 9'10 (3.56m x 3.00m)

Another double bedroom having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Storage Cupboard

A useful area for storage. There is the provision for a washing machine.

Family Bathroom

With a rear facing UPVC double glazed obscured window, flush light point, extractor fan and a central heating radiator. There is a panelled bath with traditional chrome taps and a fitted shower unit with a curtain rail.



KITCHEN



FAMILY BATHROOM



BEDROOM 2



MASTER BEDROOM



BEDROOM 3



MASTER BEDROOM

SECOND FLOOR & EXTERIOR

A staircase rises to the second floor.

Second Floor

Master Bedroom

16'6 x 15'4 (5.04m x 4.68m)

A light-filled master bedroom that has a Velux roof window, front facing UPVC double glazed window, pendant light point and a central heating radiator. Access can be gained to eaves storage.

Exterior and Gardens

To the front of the property, there are mature trees and stone walling. A shared passageway leads to a timber gate that opens to the rear of the property and the main entrance door.

To the rear of the property, is a stone-flagged patio, a stone-chipped area with two raised planters and mature trees. A timber door opens to the:

Garden Store

5'3 x 2'9 (1.60m x 0.85m)

A useful space for storage.



GROUND FLOOR & BASEMENT

Total Approximate Floor Area:
1217 SQ.FT. (113.0 SQ.M.)
Ground Floor: 417 SQ.FT. (38.7 SQ.M.)
Cellar: 150 SQ.FT. (13.9 SQ.M.)



FIRST & SECOND FLOORS

First Floor: 394 SQ.FT. (36.6 SQ.M.)
Second Floor: 256 SQ.FT. (23.8 SQ.M.)



BEDROOMS 3	BATHROOMS 1
LIVING ROOMS 1	SQFT 1,217
TENURE Freehold	COUNCIL TAX B

Services

Mains gas, mains electric, mains water and mains drainage.
The broadband is fibre and the mobile phone signal quality is good.

Rights of Access/Shared Access

There is a shared passageway.

Covenants/Easements or
Wayleaves and Flood Risk

None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		74
55–68	D	57	
39–54	E		
21–38	F		
01–20	G		

60 BLAIR ATHOL ROAD

Ecclesall, Sheffield,
South Yorkshire, S11 7GB

Offers in the Region of
£325,000

Viewing strictly by appointment with our
consultant on: 0114 358 2020

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