



131 Blair Athol Road

Ecclesall, Sheffield



**Blenheim**  
Park Estates



#### Exterior and Gardens

To the front of the property, two steps rise to the main entrance door. There is a stone paved area with slate chippings. To the right of the home, there is a shared passageway where access can be gained to the rear.

A Three Bedroomed  
Terraced Residence





131 Blair Athol Road

## Welcome to 131 Blair Athol Road

Welcome to 131 Blair Athol Road, a fantastic terraced home located in a highly sought-after area. Offering light filled living spaces and three double bedrooms, this property is well-suited to first-time buyers or a family.

The ground floor houses the two living areas; the lounge and dining room. The lounge has a bay window and a log burner and is perfect for unwinding. The dining room is nicely sized and leads into the kitchen, which has integrated cooking appliances. Across the first floor are two double bedrooms and the family bathroom, whilst on the second floor there is a large master bedroom with Velux roof windows. Externally, there is a pleasant rear garden with a stone patio, a lawn and mature trees.

Located in a sought-after area, 131 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 of on the ground floor:**  
Entrance vestibule, entrance hallway, lounge, dining room and kitchen.

**Basement Level:** Cellar.

**On the first floor:** Landing, bedroom 3, bedroom 2 and family bathroom.

**On the second floor:** Master bedroom.

**Ground Floor**

A timber door with an obscured glazed panel and a panel above opens to the:

**Entrance Vestibule**

Having tiled flooring and an oak door with obscured glazed panels opens to the entrance hallway.

**Entrance Hallway**

Having a flush light point, a central heating radiator and deep skirtings. Timber doors with obscured glazed panels open to the lounge and dining room.

**Lounge**

12'4 x 11'11 (3.76m x 3.63m)  
A light-filled lounge with a front facing UPVC double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is the Dunsley log burner with a slate hearth.

**Dining Room**

12'4 x 11'10 (3.76m x 3.60m)  
A good-sized dining room with a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. A timber door with obscured glazed panels opens to the kitchen.



### Entrance Hallway

Having a flush light point, a central heating radiator and deep skirtings. Timber doors with obscured glazed panels open to the lounge and dining room.



### Lounge

12'4 x 11'11 (3.76m x 3.63m)

A light-filled lounge with a front facing UPVC double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is the Dunsley log burner with a slate hearth.



A Bright Bay-Windowed  
Lounge with a Log Burner





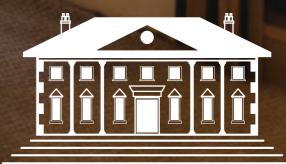
#### Dining Room

12'4 x 11'10 (3.76m x 3.60m)

A good-sized dining room with a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. A timber door with obscured glazed panels opens to the kitchen.



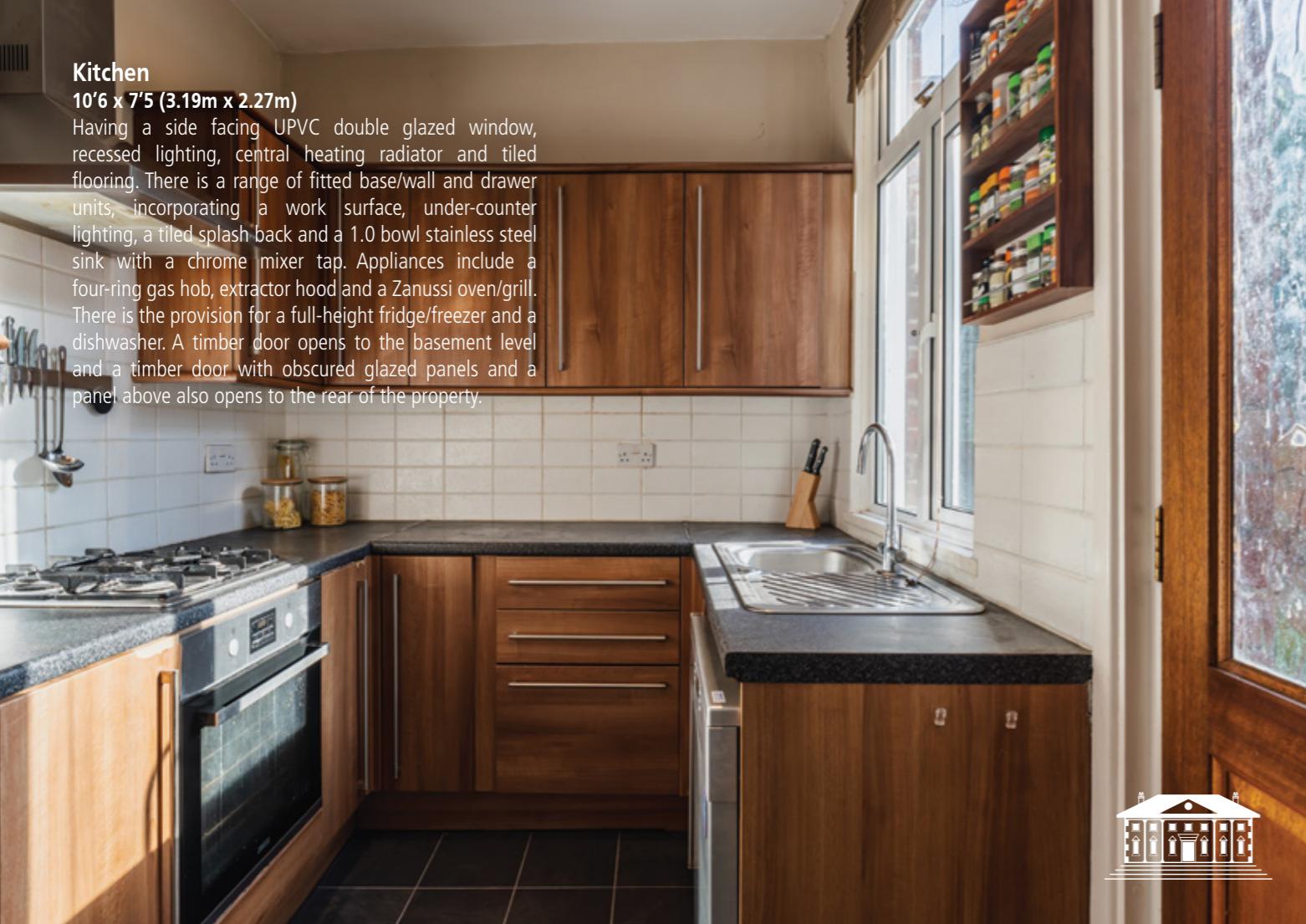
Dining Room Bathed  
In Ample Natural Light



## Kitchen

10'6 x 7'5 (3.19m x 2.27m)

Having a side facing UPVC double glazed window, recessed lighting, central heating radiator and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating a work surface, under-counter lighting, a tiled splash back and a 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor hood and a Zanussi oven/grill. There is the provision for a full-height fridge/freezer and a dishwasher. A timber door opens to the basement level and a timber door with obscured glazed panels and a panel above also opens to the rear of the property.



131 Blair Athol Road

**Located in a Highly Sought-After Area of Sheffield and Close to the Multiple Amenities of Ecclesall Road**



## Kitchen

10'6 x 7'5 (3.19m x 2.27m)

Having a side facing UPVC double glazed window, recessed lighting, central heating radiator and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating a work surface, under-counter lighting, a tiled splash back and a 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor hood and a Zanussi oven/grill. There is the provision for a full-height fridge/freezer and a dishwasher. A timber door opens to the basement level and a timber door with obscured glazed panels and a panel above also opens to the rear of the property.

## Basement Level

### Cellar

20'6 x 14'5 (6.26m x 4.39m)

With light and power.

### Ground Floor Continued

From the entrance hallway, a staircase with a timber handrail rises to the first floor.

## First Floor

### Landing

With a rear facing UPVC double glazed window and a flush light point. Timber doors open to bedroom 3, bedroom 2 and the family bathroom.

### Bedroom 3

11'11 x 11'3 (3.62m x 3.43m)

A double bedroom with a rear facing UPVC double glazed window, flush light point and a central heating radiator.

### Bedroom 2

12'0 x 11'3 (3.67m x 3.43m)

Another double bedroom with a front facing UPVC double glazed

window, flush light point and a central heating radiator. There is a range of fitted furniture, including short/long hanging and shelving.

## Family Bathroom

Having a front facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white comprising of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. There is a panelled bath with a chrome mixer tap, a fitted AKW shower and glazed screen.

From the landing, a staircase with a timber handrail rises to the:

## Second Floor

### Master Bedroom

15'5 x 13'5 (4.71m x 4.10m)

A spacious master bedroom with Velux roof windows, flush light points, timber beams and a central heating radiator. There is a range of fitted furniture, including long hanging and shelving.

## Exterior and Gardens

To the front of the property, two steps rise to the main entrance door. There is a stone paved area with slate chippings. To the right of the home, there is a shared passageway where access can be gained to the rear.

At the rear there is a water tap, exterior lighting, a split-level stone patio, a garden which is mainly laid to lawn and a raised plant bed with mature trees. Access can be gained to the garden store. The rear of the property is enclosed by brick and stone walling.

## Garden Store

4'7 x 3'3 (1.40m x 1.00m)

With a timber door, power and housing the Worcester boiler.



### Bedroom 3

11'11 x 11'3 (3.62m x 3.43m)

A double bedroom with a rear facing UPVC double glazed window, flush light point and a central heating radiator.





#### Bedroom 2

12'0 x 11'3 (3.67m x 3.43m)

Another double bedroom with a front facing UPVC double glazed window, flush light point and a central heating radiator. There is a range of fitted furniture, including short/long hanging and shelving.



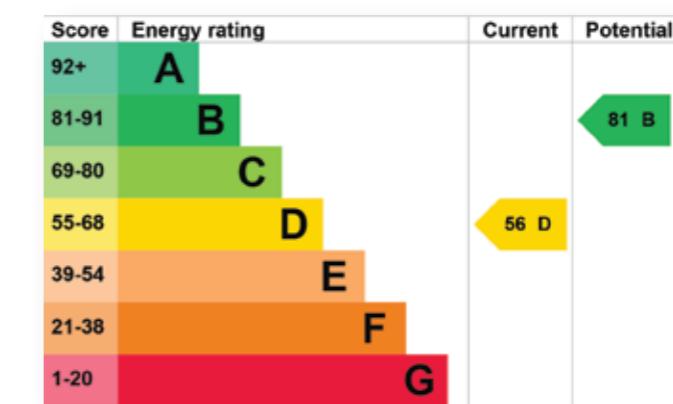
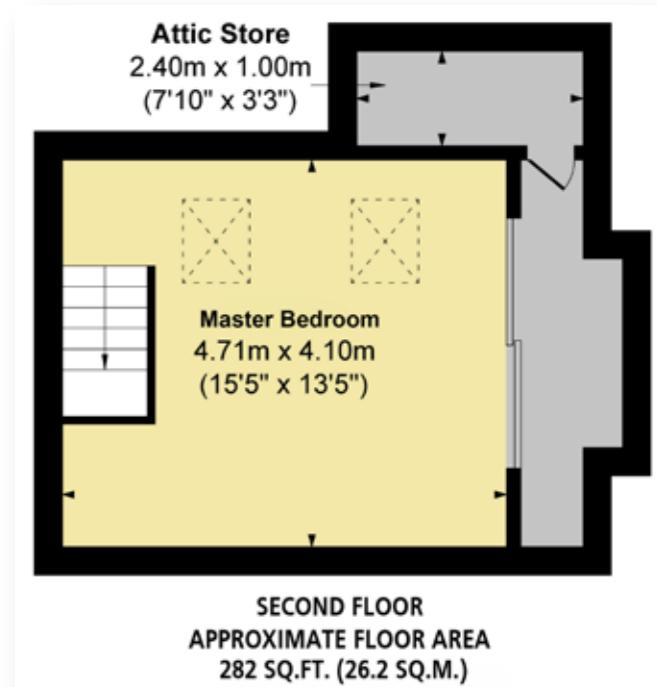
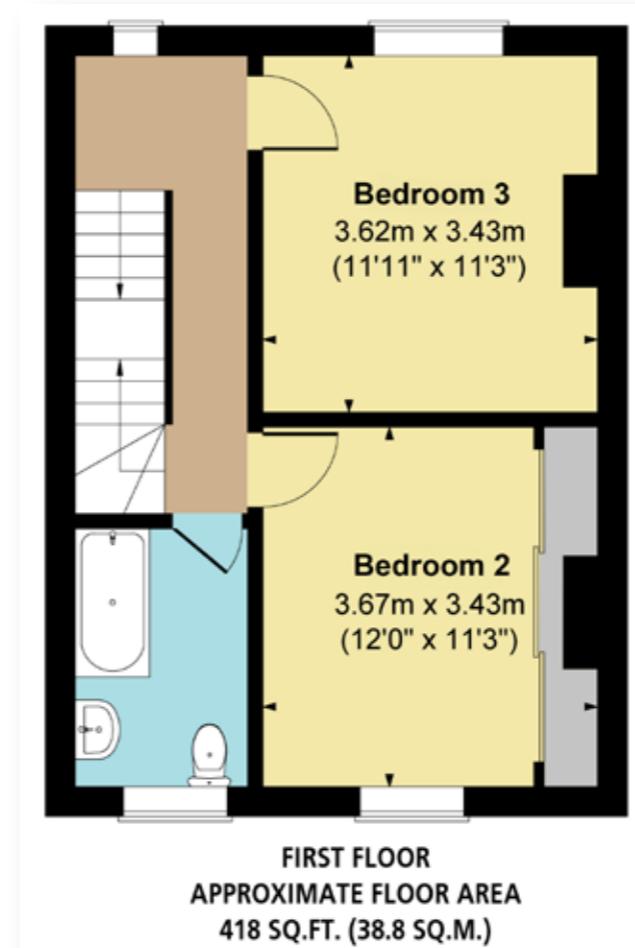
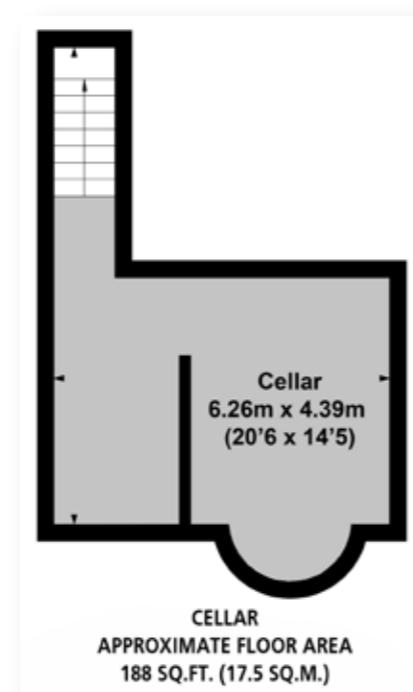
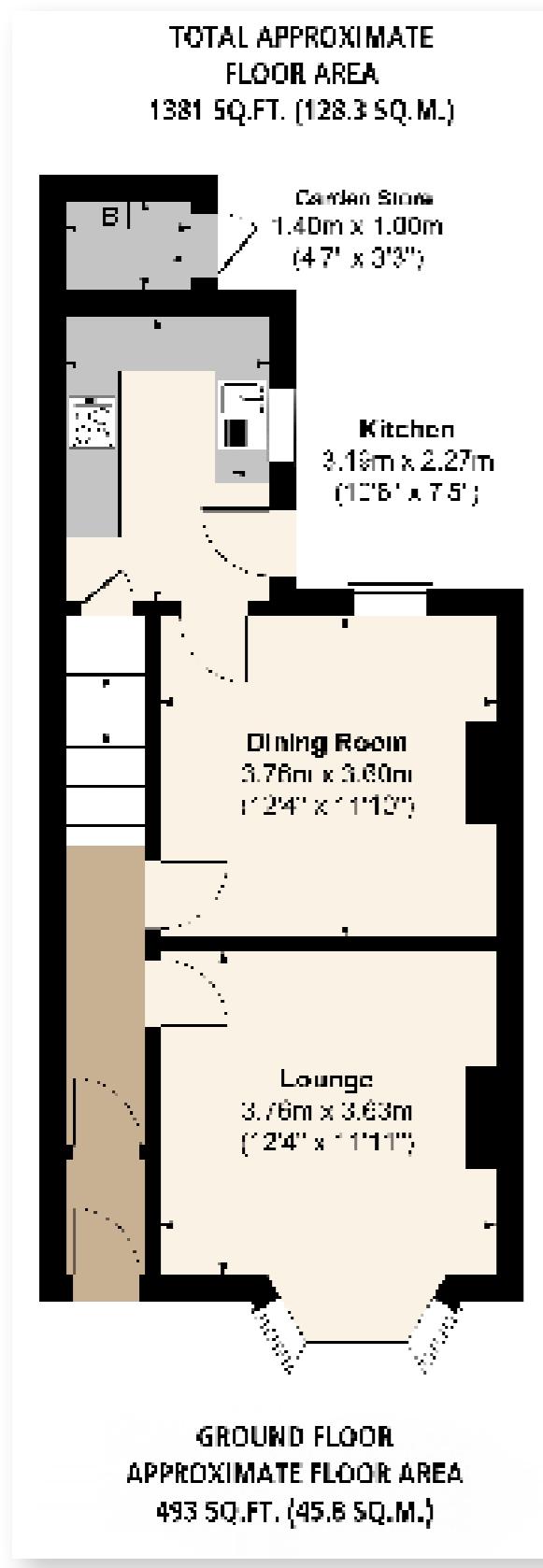
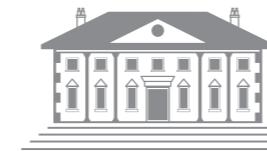


#### Master Bedroom

15'5 x 13'5 (4.71m x 4.10m)

A spacious master bedroom with Velux roof windows, flush light points, timber beams and a central heating radiator. There is a range of fitted furniture, including long hanging and shelving.





---

Viewing strictly by appointment with our consultant on

**0114 358 2020**

[www.bpestates.co.uk](http://www.bpestates.co.uk)

---

**Tenure:** Leasehold

**Tenure Details:** 800 year lease from 1909 ending in 2709. There is a ground rent of £1.74 per year which is collected every 3 years when it goes over £5.

**Council Tax Band:** B

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

**Rights of Access/Shared Access:** There is shared access in the passageway.

**Covenants/Easements or Wayleaves and Flood Risk:** There are no covenants, easements or wayleaves and the flood risk is very 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.



131 Blair Athol Road  
Ecclesall, Sheffield,  
South Yorkshire, S11 7GD

**Offers in the Region of £300,000**