

## 63 Blair Athol Road

Banner Cross • Sheffield • S11 7GA

Guide Price £300,000 - £325,000

Just a stone's throw from the wide range of local amenities at Banner Cross is this lovely three double-bedroom terraced family home, occupying extra space over the passageway. Arranged over three levels, the property offers spacious accommodation, beautifully presented throughout, with a modern kitchen and bathroom, plus a low-maintenance enclosed rear garden with additional outdoor storage. Benefiting from combination gas central heating and double glazing. No onward chain. The cosy living room is bay-fronted, styled in contrasting modern tones, with a focal exposed brick chimney breast, decorative coving, and carpeted flooring. The open-plan dining kitchen provides access to a partially converted cellar, offering excellent storage and utility space. A flexible dining area is complemented by an exposed brick fireplace, adjoining a shaker-style fitted kitchen incorporating an integrated oven and dishwasher. The first floor provides two spacious double bedrooms, making the most of the extra space over the passageway. A cheerful double room overlooks the rear garden, while the front-facing main bedroom features an en-suite shower room. The family bathroom is a modern white suite, partially tiled, with a shower over the bath. Stairs lead to the second floor, where a fabulous dual-aspect double bedroom or versatile living space is flooded with natural light and enhanced by generous built-in storage. Externally, a communal passageway leads to a low-maintenance enclosed rear garden and a brick-built outhouse with a functioning outdoor WC. Blair Athol Road is perfectly placed for local shops and amenities at Banner Cross, highly regarded schools, recreational facilities, public transport links, and easy access to the City Centre, hospitals, universities, and the Peak District.









- Spacious Terraced Family Home
- 3 Double Bedrooms
- Modern Bathroom & Ensuite Shower Room
- Cosy Living Room & Exposed Brick Chimney Breast
- Open Plan Dining Kitchen & Cellar
- Sought After Location in S11
- Enclosed Low-Maintenance Rear Garden & Outhouse
- No Onward Chain
- Lease 800 years from 25 March 1900 £7pa
- Council Tax Band B, EPC Rating D



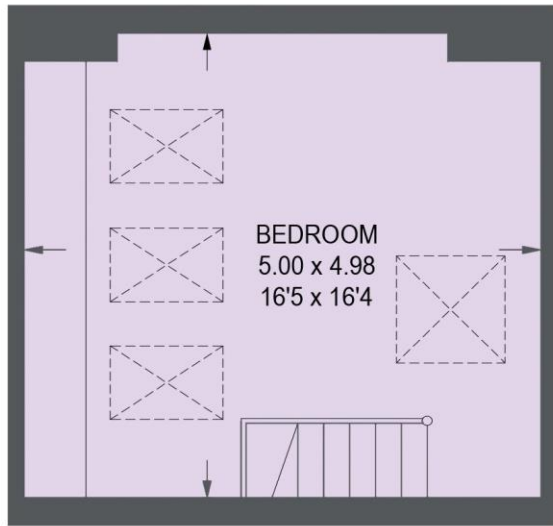


## 63 BLAIR ATHOL ROAD

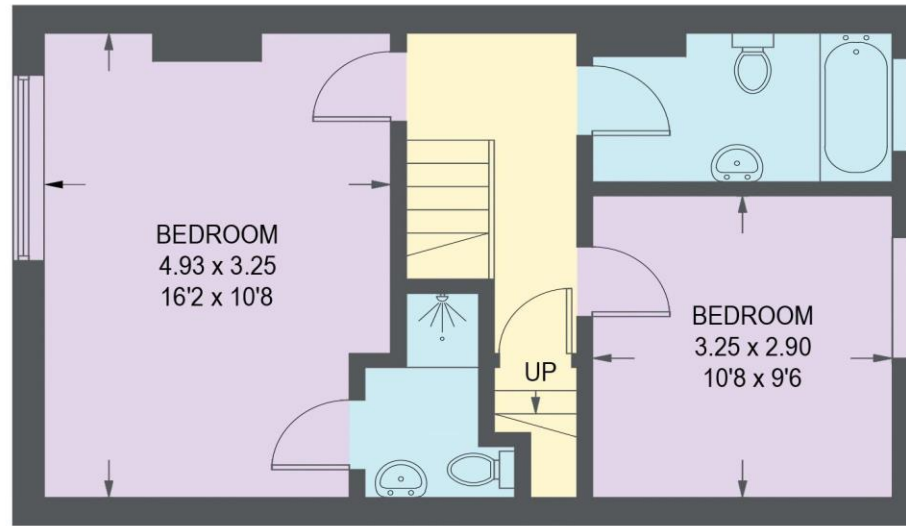
APPROXIMATE GROSS INTERNAL AREA = 103.4 SQ M / 1112 SQ FT

CELLAR = 16.6 SQ M / 179 SQ FT

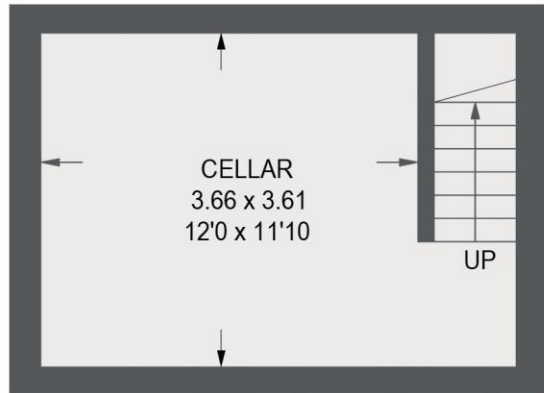
TOTAL = 120.0 SQ M / 1291 SQ FT



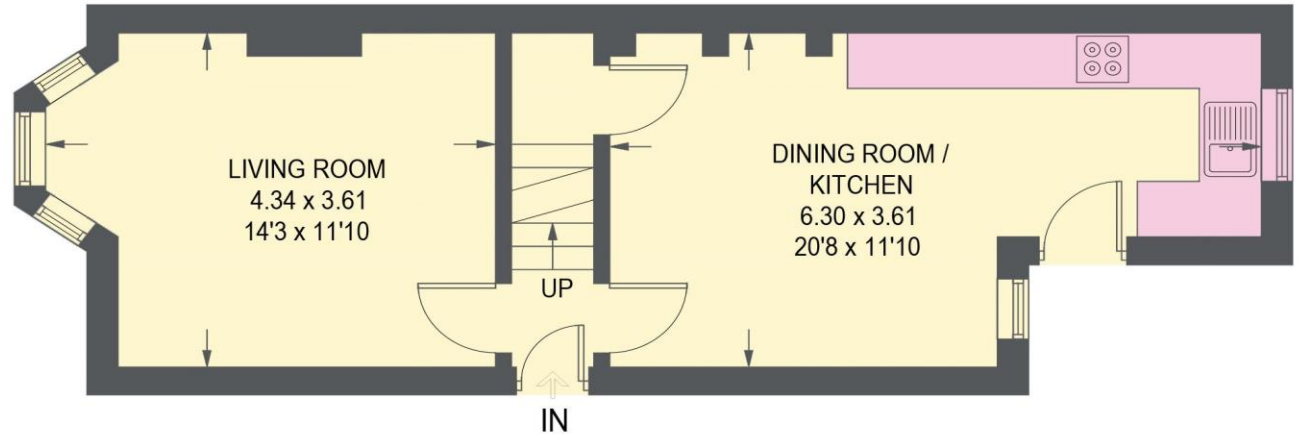
**SECOND FLOOR = 25.0 SQ M / 269 SQ FT**



**FIRST FLOOR = 41.0 SQ M / 441 SQ FT**



**CELLAR = 16.6 SQ M / 179 SQ FT**



**GROUND FLOOR = 37.4 SQ M / 402 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.



