



**Viewings**  
Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

**Vendors Comments**  
Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**83 BLAIR ATHOL ROAD**

APPROXIMATE GROSS INTERNAL AREA  
79.7 SQ M / 857 SQ FT  
CELLAR = 15.8 SQ M / 170 SQ FT  
TOTAL = 95.5 SQ M / 1027 SQ FT

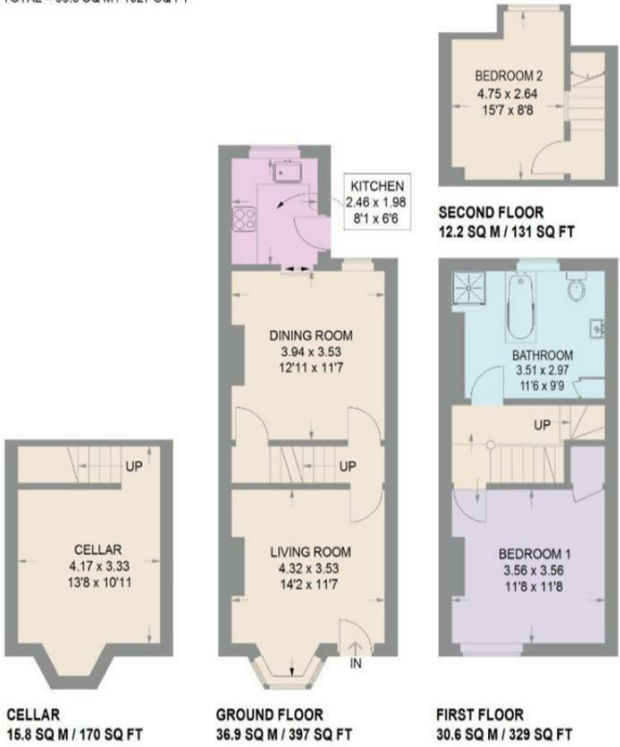


Illustration for identification purposes only,  
measurements are approximate, not to scale.



**83 Blair Athol Road, Sheffield, S11 7GA**

**£1,250 Per month**

- Much larger than average two bedroom property
- Huge bathroom / shower room / WC
- Very close to Endcliffe Park & Ecclesall Road
- Situated conveniently for an abundance of local amenities
- Viewing highly recommended
- Accommodation over three floors
- Excellent, highly sought after location
- Ideal for a professional couple or small family
- Two reception rooms
- EPC Grade D



# 83 Blair Athol Road, Sheffield S11 7GA

HUGE and IMMACULATELY PRESENTED, two DOUBLE bedroom mid terrace property with ACCOMMODATION OVER THREE FLOORS. Formerly a three bedroom property and benefitting from a much larger than average first floor bathroom / shower room / WC, which incorporates the former third bedroom. Occupying an enviable position in this HIGHLY SOUGHT AFTER location, which is extremely close to ECCLESALL ROAD and ENDCLIFFE PARK. Situated conveniently for an abundance of local amenities, public transport links and good schools. In brief the accommodation comprises: bay windowed lounge, dining room and kitchen to the ground floor. There is a good size bedroom and huge bathroom / shower room / WC to the first floor and a double bedroom to the second floor. An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer! EPC Grade D.

 2

 1

 2

 D

Council Tax Band: B

