





HOME
SWEET
HOME





29 Blair Athol Road

Banner Cross • Sheffield • S11 7GA

Guide Price £280,000 - £300,000

A lovely 3-bedroom brick mid-terrace house, ideally situated for Endcliffe Park and an array of micro pubs, coffee shops, and restaurants at Banner Cross. Well-presented accommodation over three floors with a popular open plan dining room and off-shot kitchen. Features include a modern fitted kitchen, a modern shower room, an attic master bedroom with a separate WC, along with an end-of-row, enclosed rear garden. Modern décor. Benefits from gas central heating run from a combination boiler, double-glazing, and a re-covered roof. Blinds and carpets included. Super location. On the ground floor, there is a front lounge with a light and airy feel, having a focal chimney breast with a recess for a fire, shelving to both alcoves, period features, and a made-to-measure blind, which is included in the sale. The dining room and off-shot kitchen has a popular open plan design, creating the hub of the home, ideal for everyday use and entertaining. A slate tiled effect floor flows throughout, with modern tones, two rear windows, and an impressive range of pale grey, gloss fronted, kitchen units, with wood effect worktops and splash-back tiling. Included in the sale is an integrated oven, hob, extractor, dishwasher, and a fridge freezer, which is set within further matching units. There is plumbing and space for a washing machine. An external door leads into the garden. An internal door leads into the cellar head with steps down to the storage cellar. On the first floor, there are two bedrooms and a shower room. The front bedroom is a double room with stylish décor and a focal chimney breast, along with a walk-in closet. The rear bedroom is a single size room, currently used as a dressing room, with a range of open fronted units with hanging rails and shelving, included in the sale. The buyer could remove these if they want to use this space as a bedroom or an office if working from home. The shower room is fully tiled with a modern style, finished with a double shower enclosure, with a glass screen, a vanity wash basin, WC, extractor, and chrome heated towel rail. Stairs rise from the first-floor landing to the attic where you will find the main bedroom, generous in size with a rear dormer window. A door opens into a cloakroom with a WC and wash basin. Outside, there is a forecourt, a shared passageway, and then gated access into an end-of-row rear, enclosed garden, with decking and planted borders. Blair Athol Road is an extremely popular road, well-placed for Endcliffe Park and Bingham Park, local shops and amenities, highly regarded schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District. Council Tax Band B. EPC Rating TBC





- Brick Mid-Terrace House in S11
- 3 Bedrooms
- Open Plan Dining into Kitchen
- Modern Fitted Kitchen
- Modern Shower Room

- Attic Main Bedroom with WC
- Combi Boiler & Double Glazing
- Re-Covered Roof
- Enclosed, End-of-Row Garden
- Super Location



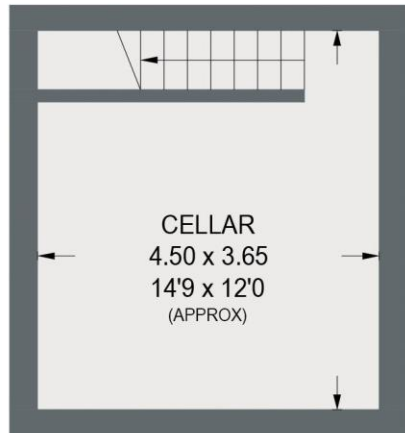


29 BLAIR ATHOL ROAD

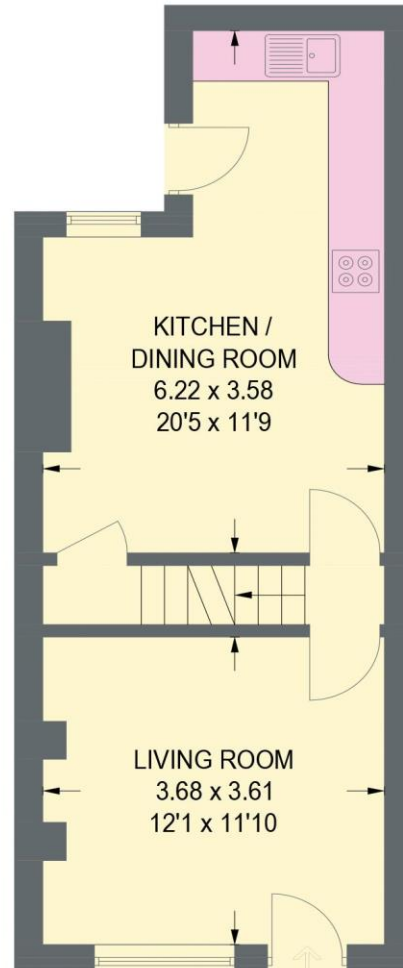
APPROXIMATE GROSS INTERNAL AREA = 86.1 SQ M / 926 SQ FT

CELLAR = 16.4 SQ M / 176 SQ FT

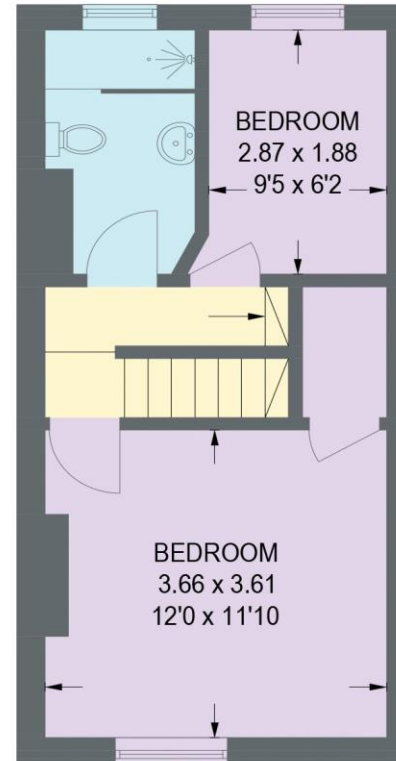
TOTAL = 102.5 SQ M / 1102 SQ FT



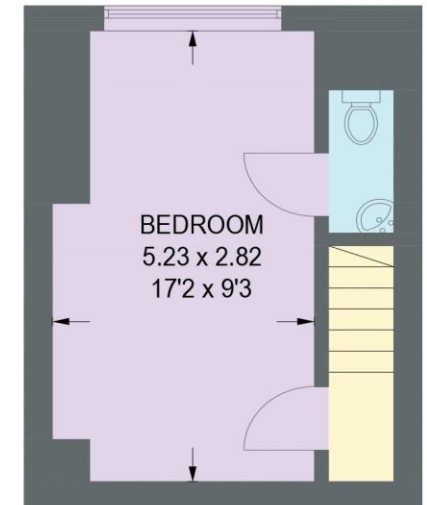
CELLAR
16.4 SQ M / 176 SQ FT



GROUND FLOOR
35.9 SQ M / 386 SQ FT



FIRST FLOOR
30.7 SQ M / 330 SQ FT



SECOND FLOOR
19.5 SQ M / 210 SQ FT

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



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