







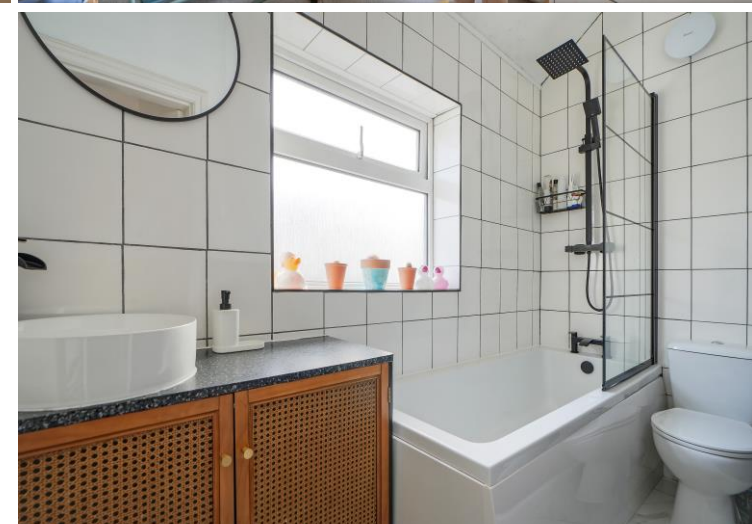
54 Blair Athol Road

Sheffield • South Yorkshire • S11 7GB

Guide Price £375,000 - £400,000

Situated in the highly regarded Greystones area, this beautifully extended semi-detached family home occupies a popular residential location, ideally placed for excellent schools, open green spaces and the amenities of Ecclesall Road and Banner Cross. Retaining a wealth of period character while incorporating a superb contemporary extension, the property offers a fabulous open-plan family living space that is both versatile and beautifully suited to modern family life. A covered entrance leads into a useful entrance area with cloakroom hanging and access into the main accommodation. The ground floor is centred around an impressive L-shaped open-plan living, dining and kitchen space, creating a wonderful sense of flow throughout the home. To the front is a charming bay-windowed living area, featuring a carpeted floor, feature fireplace and bespoke storage and shelving. This is a warm and inviting space with a cosy, homely feel, which flows seamlessly through into the extended family dining kitchen. The dining kitchen is a real feature of the property, with a stunning roof lantern flooding the space with natural light and bi-fold doors providing a seamless connection with the private rear garden. The contemporary two-tone fitted kitchen is finished with striking quartz worktops and incorporates an integrated double oven and grill, dishwasher, fridge freezer and recycling bins. A central island provides informal seating and additional storage, while a cleverly designed breakfast cupboard offers useful concealed storage for everyday appliances and items. Beautiful brass handles and LVT flooring complete the stylish finish. A spacious utility storage cupboard provides valuable additional storage together with plumbing for a washing machine and tumble dryer, keeping practical household functions neatly tucked away. To the first floor are three bedrooms and the family bathroom. The front-facing double bedroom is presented in calm, neutral tones and benefits from built-in storage and a front-facing window. To the rear are two further bedrooms, both recently re carpeted and enjoying a pleasant private outlook over the garden. The larger bedroom is a comfortable double, while the smaller room would make an ideal nursery, child's bedroom or home study. The family bathroom has a stylish monochrome feel, with a contemporary white suite, black wall panelling and attractive tiling. There is a hand wash basin set within a vanity unit and a rainfall shower. The first-floor landing also provides access to the loft space, which is approximately two-thirds boarded and benefits from lighting, offering useful additional storage. Externally, the property is approached via a wrap-around forecourt with secure gates. To the rear is a fully enclosed and exceptionally private garden, featuring areas of lawn and decorative stone, enclosed by a combination of fencing and established planting. The garden provides a lovely private setting for relaxing, entertaining and family life, while a brick-built outbuilding to the far end offers useful additional storage or potential for a variety of uses. A superb location for first-time buyers and families, situated in the highly regarded Greystones area of Ecclesall, close to Endcliffe Park, Ecclesall Road and Banner Cross. There are excellent local schools, a fantastic choice of independent shops, cafés, restaurants and everyday amenities, together with excellent transport links to Sheffield city centre, the universities and hospitals. The beautiful open countryside and Peak District are also within easy reach, making this an enviable location for both family life and enjoying the outdoors.





- Extended Semi-Detached Family Home
- Sought After Location in S11
- Rear Extension with Bifold Doors
- Superb Open Plan Flexible Living Area
- 3 Bedrooms & Family Bathroom
- Contemporary Fitted Kitchen
- Close to Ecclesall Road & Endcliffe Park
- Private, Enclosed Rear Garden
- Freehold
- Council Tax Band B, EPC TBC



54 BLAIR ATHOL ROAD

APPROXIMATE GROSS INTERNAL AREA = 93.9 SQ M / 1009 SQ FT

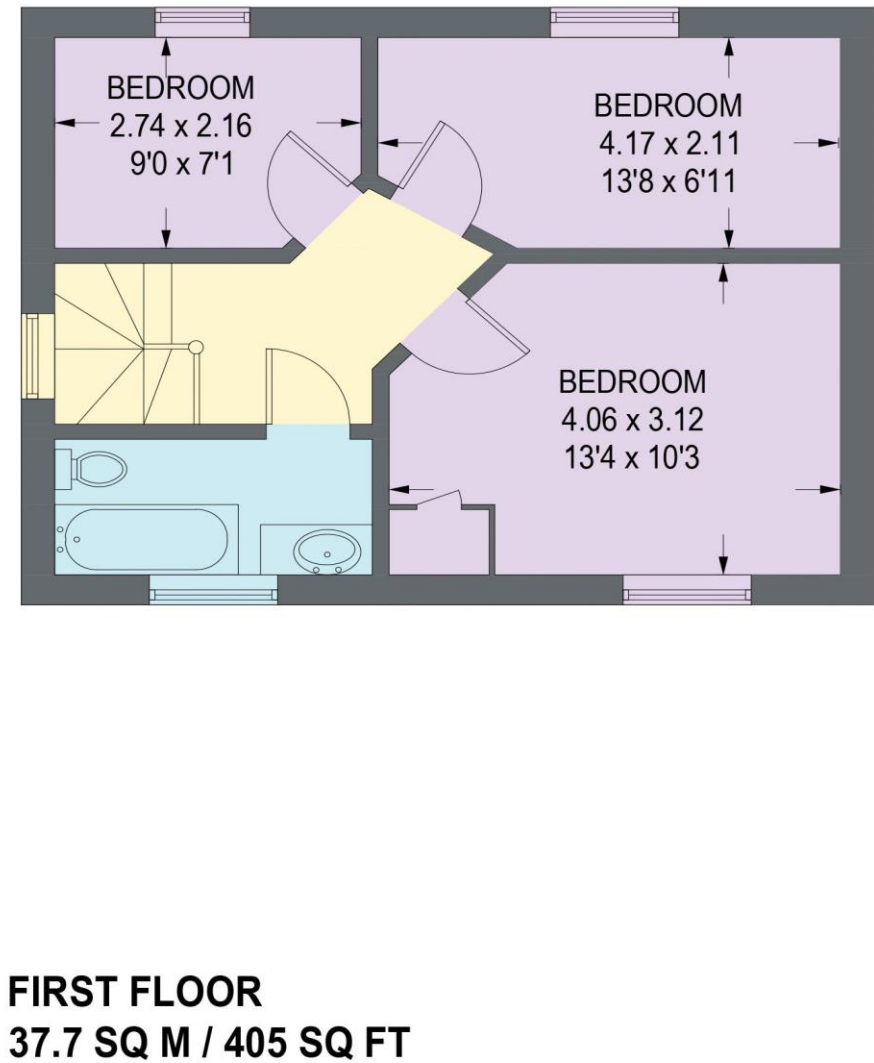
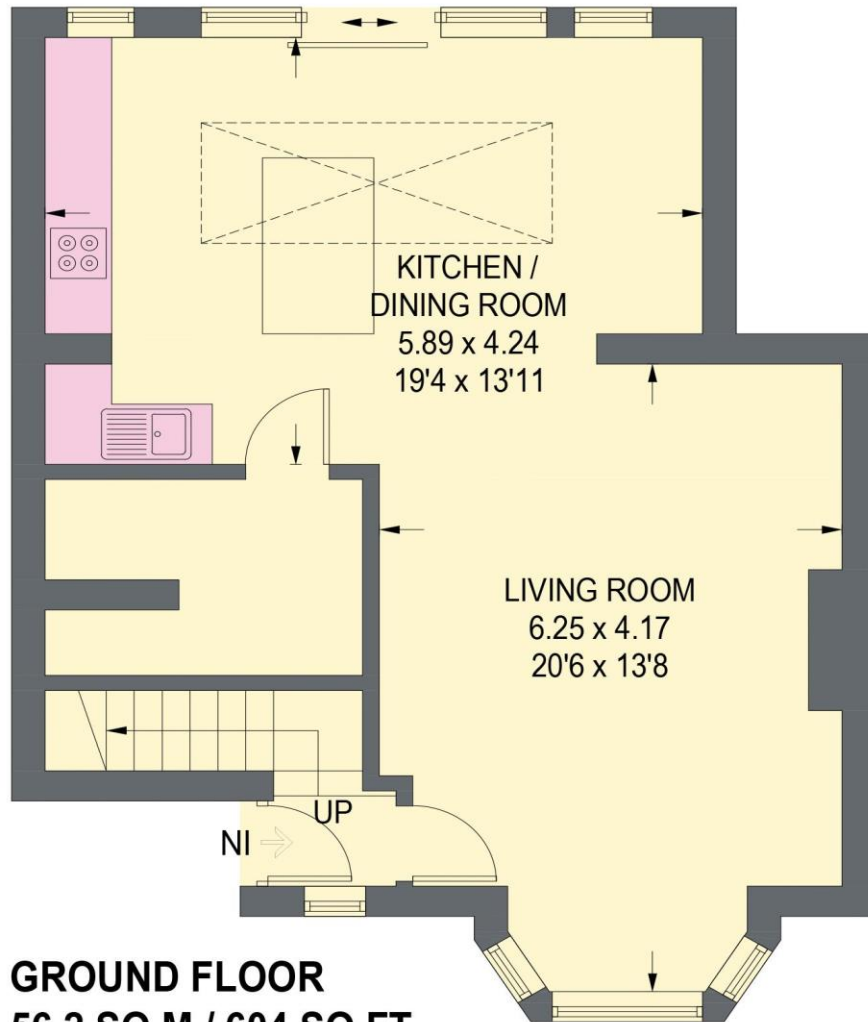


Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)



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