



# 40 Blair Athol Road

Ecclesall, Sheffield

This attractive three bedroom bay windowed Victorian terraced home presents an excellent opportunity for buyers seeking a property with significant potential in the heart of the highly sought after Ecclesall area (S11). Available to the market with no upward chain and vacant possession upon completion, this house is ideal for first time buyers, professional couples or young families looking to create their perfect home. The property is in need of some general cosmetic updating, offering a blank canvas for those wishing to add value and design a personalised finish to match their own tastes and standards.

Council Tax band: B Tenure: Leasehold

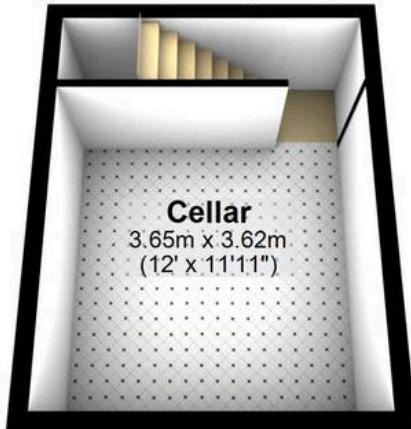
- THREE BEDROOM BAY WINDOWED VICTORIAN TERRACED HOME
- AVAILABLE TO MARKET WITH THE BENEFIT OF NO UPWARD CHAIN AND VACANT POSSESSION ON COMPLETION
- IN NEED OF SOME GENERAL COSMETIC UPDATING BUT ALLOWING A BLANK CANVAS FROM WHICH TO START FROM
- PLENTY OF SCOPE AND POTENTIAL TO ADD FUTURE VALUE AND CREATE A PERSONALISED FINISH TO THE NEW BUYERS TASTE AND STANDARDS
- EXCELLENT LOCAL SCHOOLING CATCHMENTS INCLUDING GREYSTONES JUNIORS AND HIGH STORRS SECONDARY
- PERFECT FOR THE FIRST TIME BUYER PROFESSIONAL COUPLE AND YOUNG FAMILY ALIKE
- HEART OF ULTRA POPULAR ECCLESALL





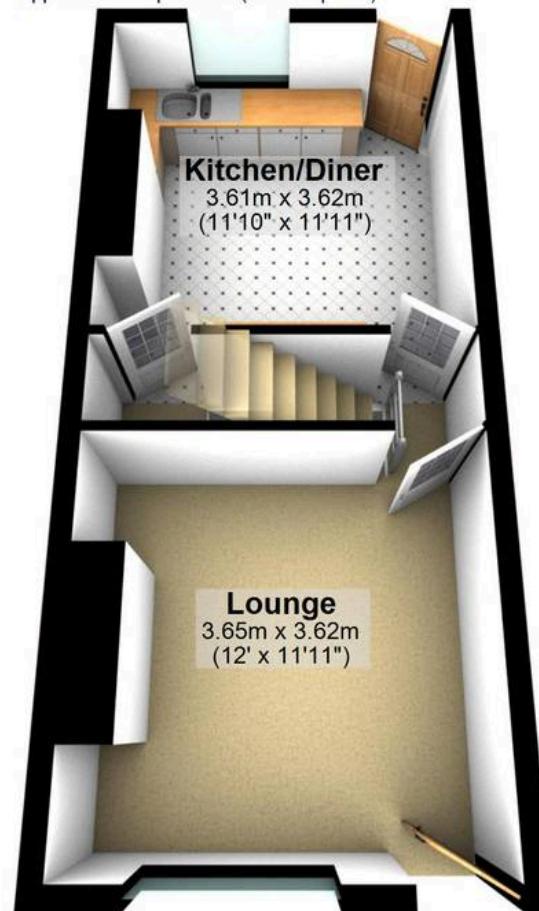
### Cellar

Approx. 16.7 sq. metres (179.6 sq. feet)



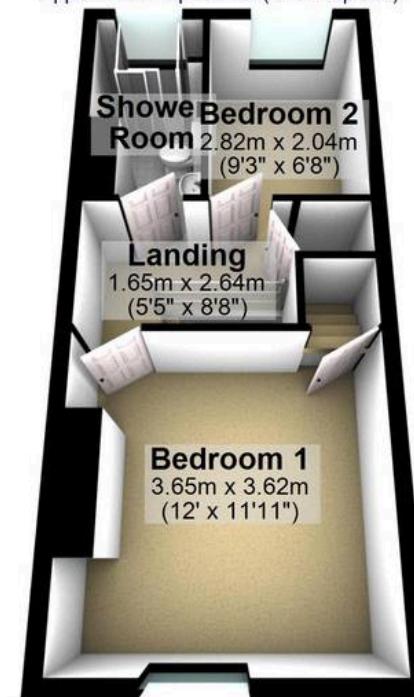
### Ground Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



### First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



### Second Floor

Approx. 14.3 sq. metres (154.2 sq. feet)



Total area: approx. 91.3 sq. metres (982.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

40 Blair Athol Road



**WHITEHORNES**

Buy. Sell. Let. Relax!

0114 268 8533

[info@whitehorns.com](mailto:info@whitehorns.com)

[www.whitehorns.com](http://www.whitehorns.com)