



LEASEHOLD

House - Mid Terrace

BLAIR ATHOL ROAD, SHEFFIELD, S11

Asking price

£335,000

FEATURES

- Three double bedroom Victorian terrace over three floors
- Additional space above the passageway creating a wider layout
- Front lounge with bay window and cosy log burner
- Bright top floor bedroom with en-suite and fitted wardrobes



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3 Bedroom House - Mid Terrace located in Sheffield

A beautifully proportioned three double bedroom Victorian terrace, arranged over three floors and set apart by the additional space above the passageway. Clean, modern finishes sit comfortably alongside retained character, giving the house a feel that's both considered and easy to live in.

You enter to the side, and it immediately feels intuitive. Two reception rooms run front to back, connected, but with their own identity.

The front lounge is calm and grounded, with a bay window and a log burner set into a stone hearth providing a natural focal point. To the rear, the dining room is light and open, with French doors leading straight out to the garden. It's a space that shifts easily between everyday living and hosting.

The kitchen sits just off, finished in a simple shaker style with contrasting worktops and tiled splashbacks. Practical, well laid out, and easy to adapt.

Upstairs, two proper double bedrooms sit alongside a bathroom that's larger than expected, the extra passageway width making a noticeable difference. There's a full suite, separate shower, and a

APPROXIMATE GROSS INTERNAL AREA = 120.4 SQ M / 1296 SQ FT



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

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Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

