



157 Blair Athol Road, Sheffield S11 7GE



Lettings

# 157 Blair Athol Road

Per Calendar Month

## £1,400 Per Calendar

Caretakers Cottage is a beautifully presented and spacious three bedroom detached family home, ideally situated at the top of a highly sought after road. Enjoying a prime location close to excellent local amenities, highly regarded schools, and nearby parks, this stylish property requires an early viewing to be fully appreciated.

The ground floor opens with a welcoming entrance hallway that includes convenient under stairs storage, leading into a comfortable living room and a spacious kitchen and dining area. A staircase leads up to the first floor, which features a generous master double bedroom, two additional well proportioned bedrooms, and a contemporary family bathroom complete with a newly fitted three piece white suite and an overhead shower. Externally, the property benefits from a low maintenance garden area with artificial grass to the front, additional outdoor space to the side elevation, and readily available on street parking.

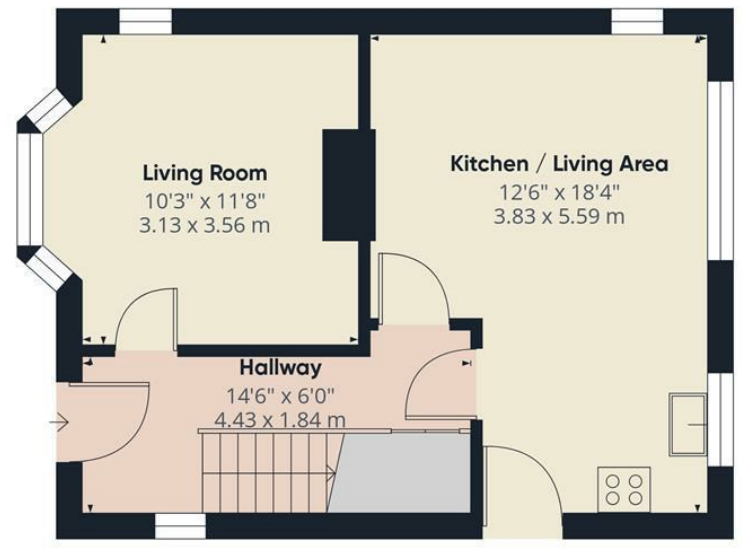
This property is offered unfurnished. White goods can be provided if needed. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is D and the Council Tax Band is C.



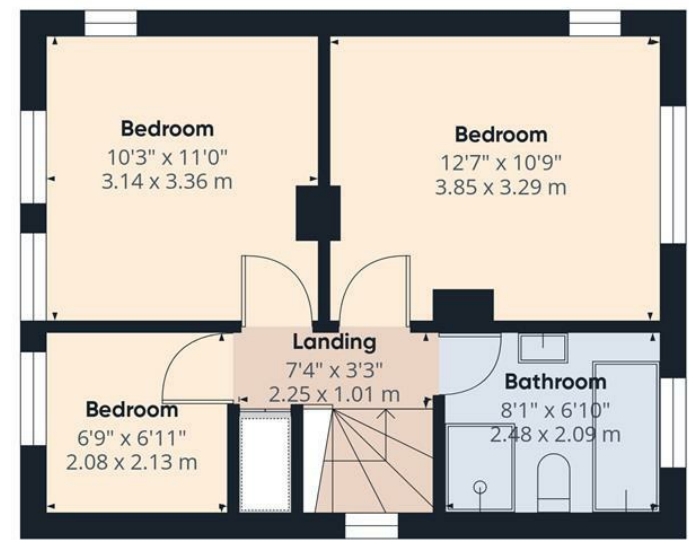
- Three Bedroom Detached House
- Sought After Location
- Spacious Dining Kitchen
- Newly Fitted Bathroom
- Low Maintenance Gardens
- On Street Parking
- Unfurnished
- EPC Rating: D | Council Tax Band: C







Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
812 ft<sup>2</sup>  
75.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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