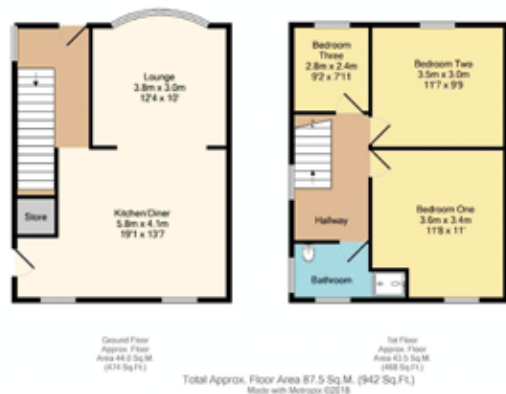


LOT

169 Blair Athol Road, Banner Cross, Sheffield S11 7GE

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Guide price* £230,000+



Three bedroom semi detached offering an ideal development project in a highly regarded and sought after residential area.

Location

The property is located to the south west of the city enjoying a superb location offering an excellent array of local shops, restaurants, supermarkets, cafes & amenities at Banner Cross and a number of local parks with recreational facilities within easy reach. The property falls into the catchment for a number of regarded local schools with private schools and nurseries also being close by. There are strong road and bus links to and from the city centre and a 15 minute drive will find you heading out into the Peak District National Park.

Description

A semi detached property which has part been refurbished and will offer

an ideal development opportunity to a builder, property professional or residential buyer. The property has gas mains connected, UPVC double glazing and the majority of the pipework and plumbing in situ for the shower room, kitchen and central heating boiler to be installed. Mains water and electricity is on site but not connected and running at this time. The house features an open plan aspect to the ground floor enjoying light from front and rear, three bedrooms and shower room/WC, there is also a substantial basement room underneath the house and a useful loft room utilising the good sized roof space. Viewing is strongly advised to appreciate the opportunity offered.

Accommodation

Lower Ground Floor
Large basement room with conversion potential subject to all necessary consents and regulations. Accessed from the rear.

Ground Floor Hallway with stairs to the first floor, bay windowed lounge, open plan dining kitchen and pantry/under stairs walk in store.

First Floor Three bedrooms and shower room/WC. Access to loft room.

Second Floor Attic style loft room with pull down ladder for access and having lights.

Outside Front garden with privet hedge, side path leads to a good sized enclosed rear garden with shrubs, trees and plants.

Tenure

Leasehold

EPC

Exempt

Auction Valuer

Lucy Crapper ANAVA

Note

Plans shown are for information only and are not to scale

Viewing

Strictly appointment with Blundells Banner Cross 0114 268 3333. For auction enquiries call 0114 254 1185. Any viewers are advised to take care. Suitable footwear required. Please bring a torch if you wish to inspect the loft or basement rooms. Countrywide Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents, losses or injuries incurred whilst visiting the site.