

## Shelmore Drive, Dingle, L8



**For Sale - £150,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Chain-free Property
- Fantastic Potential for Customisation and Modernisation
- Generously Sized Lounge
- Expansive Kitchen/dining Area
- Convenient Downstairs W.c.
- Three Spacious Double Bedrooms
- Bathroom with Bathtub and Overhead Shower
- Garden with Outdoor Storage
- Private Driveway for Off-street Parking
- Situated in the Popular Dingle, L8 Area

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 94 square metres / 1,012 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Gas Hob

### Description

A Charming Semi-Detached Home with Endless Potential

Atlas Estate Agents proudly present this fantastic three-bedroom semi-detached home, nestled in the heart of Shelmore Drive, Dingle, L8. Boasting generous living spaces and a versatile layout, this chain-free property offers an exciting opportunity for customisation and modernisation, making it an ideal choice for those looking to create their perfect home.

Stepping inside, you are welcomed by a spacious lounge, flooded with natural light, providing a warm and inviting setting for relaxation. Beyond, the expansive kitchen and dining area offer ample space for family meals and entertaining, with the added convenience of a downstairs W.C. ensuring practicality for everyday living.

Ascending to the first floor, you will find three well-proportioned double bedrooms, each offering comfortable accommodation and the potential to be styled to your taste. The main bathroom completes the upper level, featuring a bathtub with an overhead shower, perfect for unwinding at the end of the day.

Outside, the property benefits from a private garden with outdoor storage, providing a peaceful retreat as well as practical space for gardening or leisure. A private driveway offers valuable off-street parking, a sought-after feature in this popular residential area.

Situated in the ever-desirable Dingle, L8, this home is perfectly positioned to enjoy a blend of suburban tranquillity and city convenience, with excellent transport links, local amenities, and green spaces just a stone's throw away.

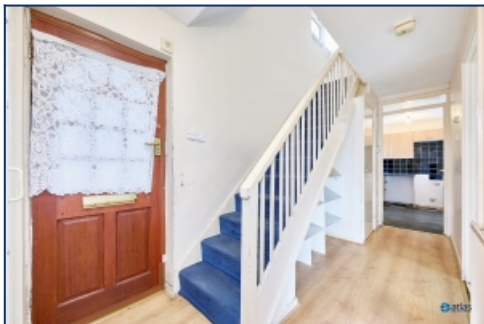
With no onward chain, this property presents a rare opportunity to acquire a home brimming with potential. Whether you're a first-time buyer, growing family, or investor, this is a chance to put your own stamp on a fantastic residence.

Enquire today to arrange a viewing and unlock the potential of this promising home!

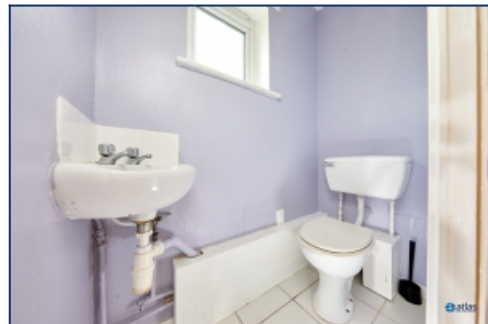
## Additional Images



Bedroom



Hallway



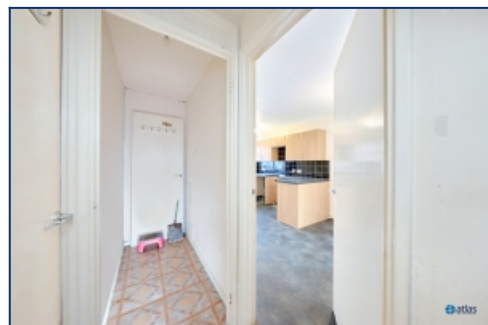
W.c



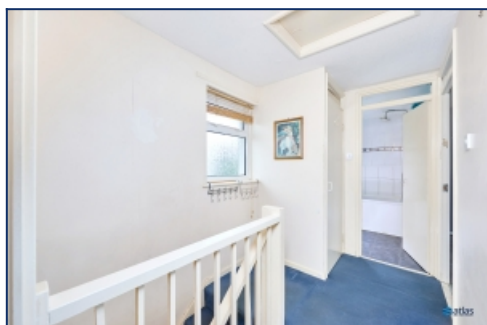
Lounge



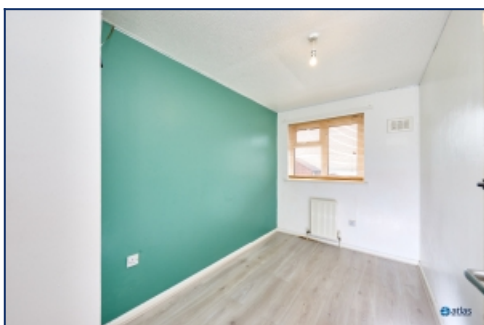
Kitchen/Diner



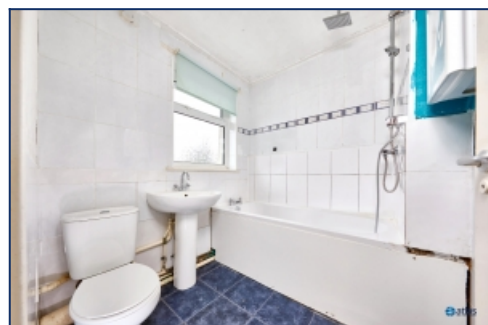
Hallway



Landing



Bedroom



Bathroom

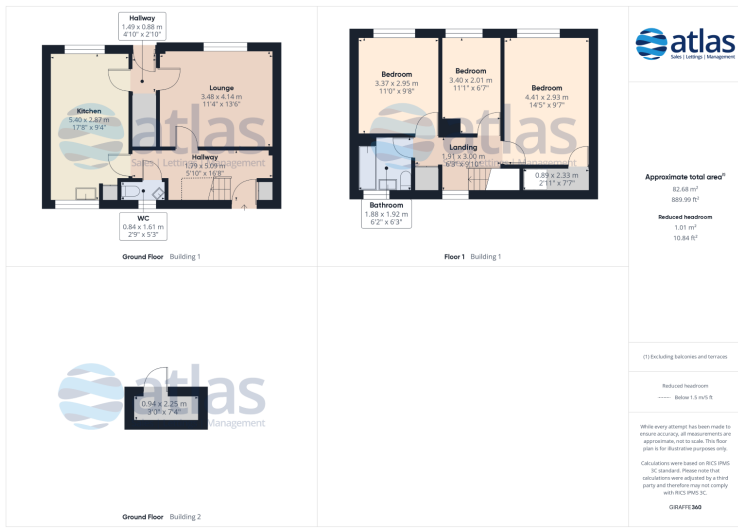


Garden



Garden

## Floor Plans



Tel: 0151 727 2469  
 Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
 Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
 Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.