

Grafton Grove, Dingle, L8



For Sale - £140,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Cosy Lounge with Natural Light
- Attractive Modern Kitchen with Gas Hob and Electric Oven
- Convenient Downstairs Bathroom with Bath and Overhead Shower
- Bright and Spacious Master Bedroom
- Home Office, Could Easily Be Converted to Other Use, Such as Bedroom
- Large Yard with Astro
- Minutes Walk to Brunswick Station for Convenient Travel,
- 3 Minute Train to Liverpool City Centre
- Double Glazing & Gas Central Heating

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 601 square feet / 56 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Rental Information

- Estimated Rental Value (ERV): £850 per calendar month
- Gross Yield (Based on ERV): 7.3%

Description

Atlas Estate Agents proudly presents this inviting three-bedroom terraced house, now available for sale in the sought-after Grafton Grove, L8. This charming property, offered with no onward chain, is an ideal opportunity for those seeking a comfortable and well-located home.

Spread over two floors, this delightful residence boasts a thoughtfully designed layout. Upon entering, you are welcomed into a cosy lounge, filled with natural light, creating a warm and inviting atmosphere perfect for relaxation. The modern kitchen, equipped with a gas hob and electric oven, offers both style and functionality, making it a pleasure to cook and entertain.

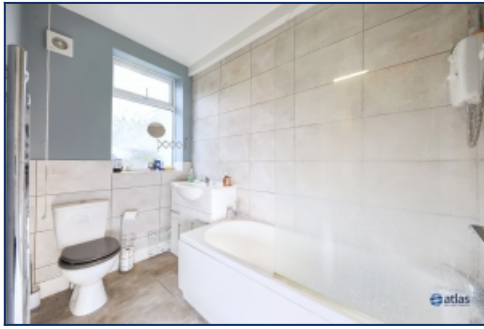
The ground floor also features a convenient bathroom complete with a bath and overhead shower, ensuring practicality for busy mornings or leisurely evenings. Upstairs, you'll find three bedrooms, each offering versatility. The master bedroom is particularly bright and spacious, providing a peaceful retreat. Additionally, there is a home office, which can easily be converted into a third bedroom or adapted to suit your individual needs.

Outside, the property offers a large yard with low-maintenance Astro turf, perfect for enjoying the outdoors without the hassle of upkeep.

Situated just minutes away from Brunswick Station, with a quick three-minute train journey to Liverpool City Centre, this property is ideal for commuters and city dwellers alike. The home is further enhanced by double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

This delightful terraced house presents an excellent opportunity for first-time buyers, families, or investors. Don't miss the chance to make this charming property your new home.

Additional Images



Bathroom



Back Yard



Lounge



Kitchen



Bedroom Two



Office/Bedroom Three



Back Yard

Floor Plans



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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.