

## Admiral Grove, Dingle, L8



For Sale - £150,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Beautifully Presented
- Two Well-Appointed Bedrooms
- Modern and Bright Open Plan Kitchen/Dining
- Beautiful Modern Bathroom With Underfloor Heating
- Large Front & Rear Gardens
- Close Proximity to the Promenade & City Centre
- Excellent Location L8
- Excellent Transport Links - 5 Minutes to Brunswick Station - Direct Bus Links to Airport
- Close to Local Amenities
- Easy Access to Otterspool Prom and Albert Dock Area

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 753 square feet / 70 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/10/1978 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 15/10/2977 (approx)
- Lease Term Remaining: 952 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: Peppercorn Lease -  
No Ground Rent  
No Service Charge

### Description

Welcome to Admiral Grove, a delightful terraced house nestled in the heart of the vibrant L8 district. Presented to you by the trusted hands of Atlas Estate Agents, this charming property offers a harmonious blend of modern living and convenience.

As you step inside, you'll find a warm and welcoming atmosphere, with an open plan kitchen and dining area that exudes a sense of contemporary style. The kitchen boasts all the modern amenities you desire, perfect for whipping up culinary masterpieces while enjoying the company of friends and family.

The adjacent reception room is bathed in natural light, creating a bright and inviting space for relaxation or entertainment. Two well-appointed bedrooms offer comfortable sanctuaries for rest and rejuvenation, while the beautiful modern bathroom pampers you with underfloor heating, making chilly mornings a thing of the past.

Spread over two floors and encompassing 753 square feet of living space, this home offers a perfect balance of intimacy and functionality. Step outside, and you'll discover large front and rear gardens, ideal for hosting outdoor gatherings or simply enjoying a breath of fresh air.

Admiral Grove's location is simply unbeatable. You'll be just a stone's throw away from the Promenade and the vibrant city center, ensuring that entertainment and cultural experiences are never far from your doorstep. For commuters, excellent transport links are at your disposal, with Brunswick Station just a 5-minute walk away, as well as direct bus connections to the airport.

Local amenities are within easy reach, making daily errands a breeze. And when you're in the mood for leisurely strolls or picnics, Otterspool Promenade and the iconic Albert Dock area are just a short distance away.

In summary, this beautifully presented terraced house in Admiral Grove offers the perfect opportunity to embrace modern living in a prime L8 location. With its spacious interiors, modern amenities, and proximity to all the city has to offer, this property is a true gem waiting for its new owner to make it their own. Don't miss out on this excellent opportunity - schedule a viewing today and experience the allure of Admiral Grove for yourself!

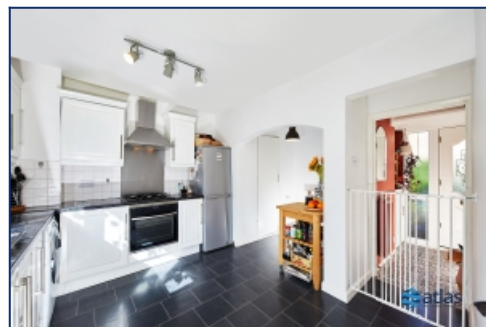
## Additional Images



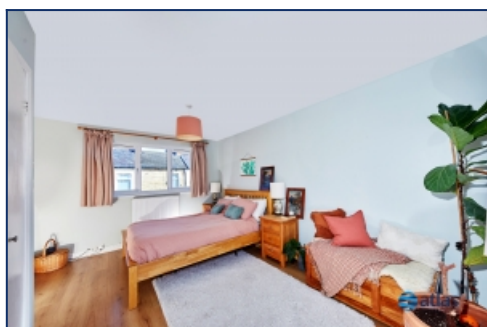
Hallway



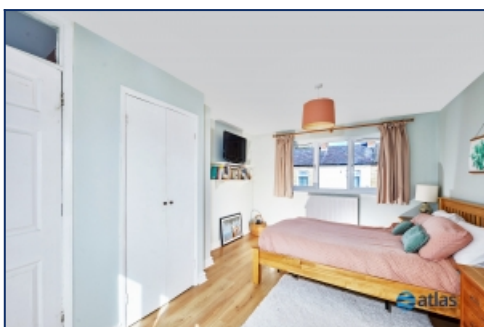
Dining/Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



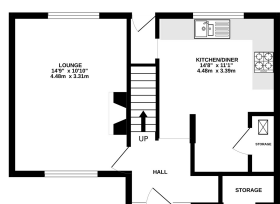
External Back



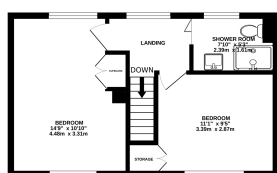
Back Garden

## Floor Plans

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, doors and other parts should be approximate and the responsibility is placed on any purchaser or tenant. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
MAD with Atlas (2022)



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