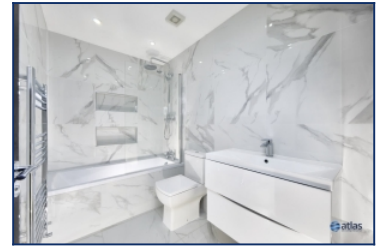


## Dovey Street, Toxteth, L8



**For Sale - £185,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- No Onward Chain
- Recently Refurbished
- Spacious Open Plan Living and Dining Area
- Pristine, Modern Kitchen with Integrated Gas Hob and Electric Oven
- Convenient Utility Room Off Kitchen with Rear Yard Access
- Three Well-Appointed Bedrooms
- Contemporary, Fully Tiled Bathroom with Bath and Overhead Shower
- Highly Desirable L8 Location
- Close to Local Green Spaces - 5 Minute Walk to Princes Park
- 10 Minute Drive to City Centre & Close to Excellent Amenities

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 78 square metres / 836 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Ground Rent: £24 per annum
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 17/10/1927 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 16/10/2926 (approx)
- Lease Term Remaining: 902 year(s) (approx)
- Service Charge: None
- Ground Rent: £24 per annum

### Description

Atlas Estate Agents proudly present this charming terraced house for sale, situated on the sought-after Dovey Street in the vibrant neighbourhood of Toxteth, L8. This property, offered with no onward chain, is a perfect blend of modern sophistication and classic charm, having been recently refurbished to an impeccable standard.

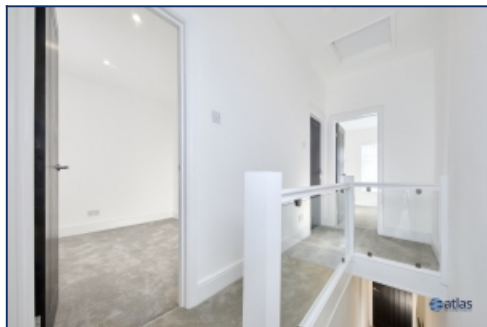
Upon entering, you are welcomed into a spacious, open plan living and dining area, ideal for both relaxation and entertaining. The pristine, modern kitchen is a culinary enthusiast's dream, featuring an integrated gas hob and electric oven. Adjacent to the kitchen, a convenient utility room provides additional functionality, with access to a cosy rear yard, perfect for outdoor activities or a quiet cup of tea.

The accommodation is arranged over two floors, with three well-appointed bedrooms that offer ample space and comfort. The contemporary, fully tiled bathroom boasts a bath and overhead shower, providing a serene retreat for unwinding after a long day.

Nestled in the highly desirable L8 location, this home is just a 5-minute stroll from the lush green expanses of Princes Park, offering a tranquil escape from the hustle and bustle of city life. For those needing to commute or indulge in the vibrant city scene, the city centre is a mere 10-minute drive away, with excellent amenities close at hand.

This exceptional property is not just a house but a lifestyle opportunity, perfect for families or professionals seeking a stylish, convenient, and comfortable living space. Do not miss the chance to make this beautiful house your new home. Contact Atlas Estate Agents today to arrange a viewing.

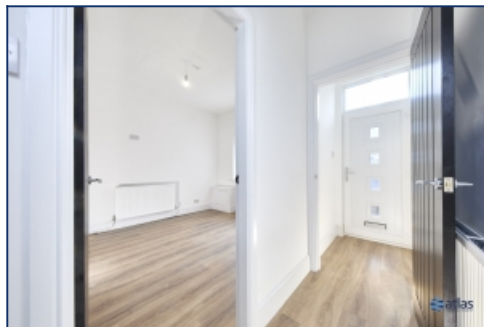
## Additional Images



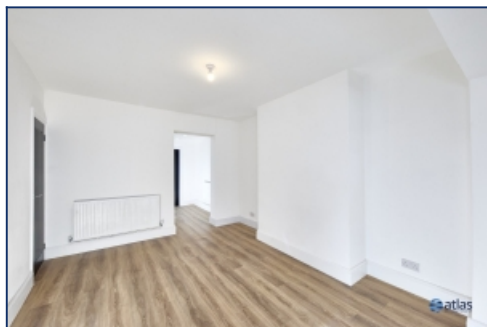
Landing



Bedroom 1



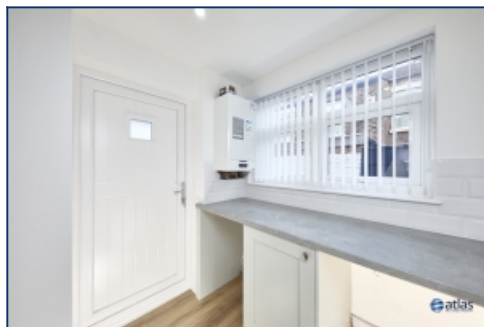
Entrance Hallway



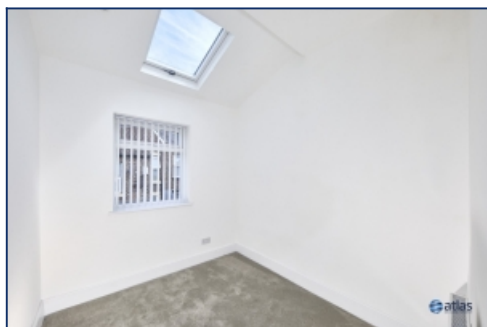
Lounge



Kitchen



Utility Room



Bedroom 2



Bedroom 3

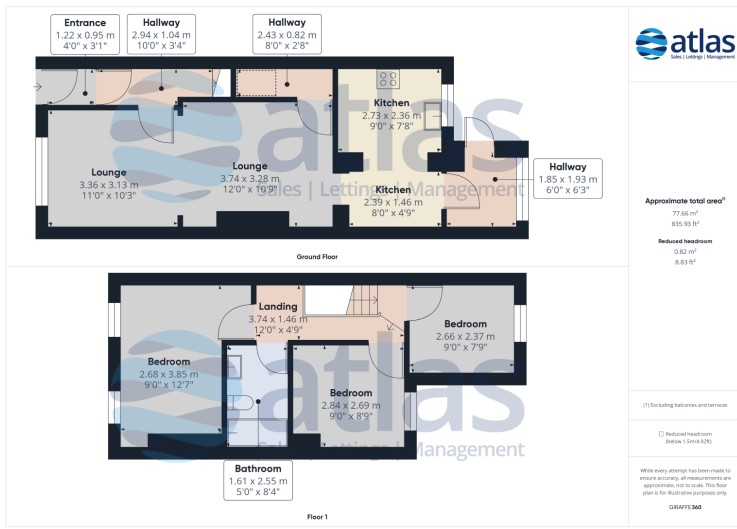


Rear Yard



Rear Yard

## Floor Plans



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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.