

## Gosford Street, Dingle, L8



To Let - £950 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Fully Available Immediately
- Very Well Presented Two Bedroom House
- Attractive Modern Kitchen with Gas Hob and Electric Oven
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Close Proximity to the River Mersey & City Centre
- Easy Access to Otterspool Prom and Albert Dock Area
- Close to Plenty of Amenities
- Excellent Transport Links
- Popular Residential Area

### Move-in Costs

- Security Deposit: £1,096.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £219.23. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

Atlas Estate Agents proudly presents this very well-presented terraced house to let, located on the charming Gosford Street, in the highly sought-after area of Dingle, L8. This delightful property offers comfortable accommodation arranged over two floors, perfect for a small family, professionals, or anyone seeking a tranquil yet convenient lifestyle.

Upon entering, you are greeted by a spacious and inviting reception room, perfect for relaxing or entertaining guests. The modern kitchen is a highlight, featuring an attractive design with a gas hob and electric oven, ideal for the home chef. The ground floor layout is both practical and stylish, ensuring a

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 53 square metres / 574 square feet
- 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: Gas Cooker, Electric Oven
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £28,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

seamless flow between spaces.

The upper floor boasts two generously sized bedrooms, offering ample space for rest and relaxation. The contemporary bathroom is fitted with modern fixtures and provides a serene environment for unwinding after a long day. The house is unfurnished, allowing you to add your personal touch and make it truly your own.

Additional Features:

- Gas central heating and double glazing ensure year-round comfort and energy efficiency.
- The property is available immediately, ready for you to move in and start enjoying your new home.

Location Highlights:

- Situated in close proximity to the picturesque River Mersey, offering beautiful riverside walks and scenic views.
- Easy access to Otterspool Promenade and the vibrant Albert Dock area, where you can explore an array of shops, restaurants, and cultural attractions.
- The house is conveniently located near a variety of local amenities, ensuring all your daily needs are met.
- Excellent transport links provide easy connectivity to the city centre and beyond, making commuting a breeze.

Nestled in a popular residential area, this terraced house combines modern living with a touch of charm. Don't miss out on the opportunity to make this house your home. Contact Atlas Estate Agents today to arrange a viewing and experience all that this wonderful property has to offer.

## Additional Images



Kitchen



Bathroom



Lounge



Lounge



Kitchen



Bedroom 1



Bedroom 2



Back Yard



Back Yard

## Floor Plans



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