

## David Street, Dingle, L8



To Let - £1,050 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Available for Immediate Occupation
- Spacious Open-Plan Living Area on the Ground Floor
- Light-Filled, Airy Lounge with Elegant Bay Window
- Contemporary Kitchen with Integrated Appliances and Breakfast Bar
- Well-Equipped Downstairs Bathroom Featuring a Bath and Overhead Shower
- Two Generously-Sized Double Bedrooms
- Versatile Third Bedroom, Ideal as a Home Office or Nursery
- Conveniently Located Upstairs W.C.
- Efficient Gas Central Heating System
- Desirable Location in the Highly Regarded Dingle Area (L8)

### Move-in Costs

- Security Deposit: £1,211.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £242.31. 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

Brought to the market by Atlas Estate Agents, this charming terraced house on David Street, Dingle (L8), offers a fantastic opportunity to rent a well-presented, spacious home in a highly desirable area.

Arranged over two floors, the property boasts a spacious open-plan living area on the ground floor, perfect for modern living. The light-filled, airy lounge features an elegant bay window that allows natural light to flood the space, creating a welcoming atmosphere. Adjoining this is a contemporary kitchen,

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 839 square feet / 78 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Microwave, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £31,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

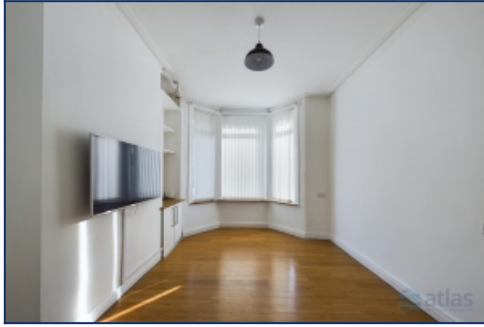
complete with integrated appliances and a breakfast bar - ideal for casual dining or entertaining guests.

Upstairs, the property offers three well-proportioned bedrooms, including two generously-sized double rooms that provide ample space for a comfortable lifestyle. The third bedroom, versatile in its design, can easily serve as a home office, nursery, or a cosy single bedroom. The accommodation is completed by a well-equipped bathroom on the ground floor, featuring both a bath and an overhead shower, providing the perfect space for relaxation or refreshment. In addition, a convenient W.C. is located on the first floor, ensuring maximum convenience for busy households.

The property benefits from an efficient gas central heating system, keeping the home warm and cosy throughout the year. The home is offered unfurnished, allowing tenants the flexibility to personalise the space to their taste and needs.

Available for immediate occupation, this property is an ideal choice for those seeking a comfortable, well-maintained home in a central location. With easy access to local amenities, schools, and transport links, this charming house in the sought-after Dingle area is not to be missed.

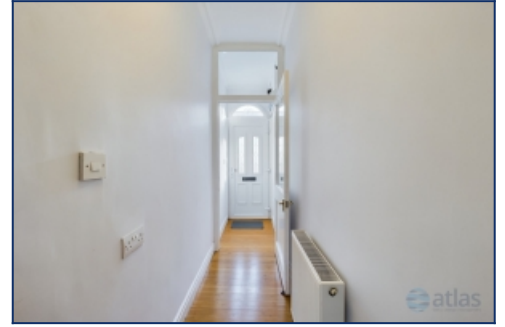
## Additional Images



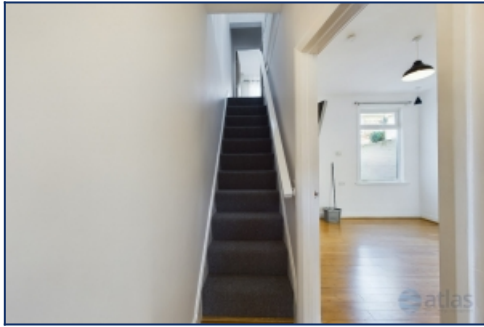
Lounge



Kitchen



Hallway



Hallway



Lounge



Dining Room



Dining Room



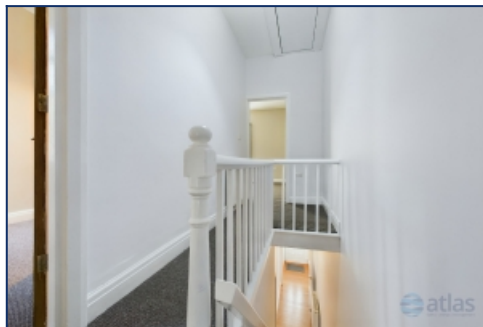
Kitchen



Kitchen



Bathroom



Landing



1st Bedroom



2nd Bedroom



2nd Bedroom



3rd Bedroom



3rd Bedroom

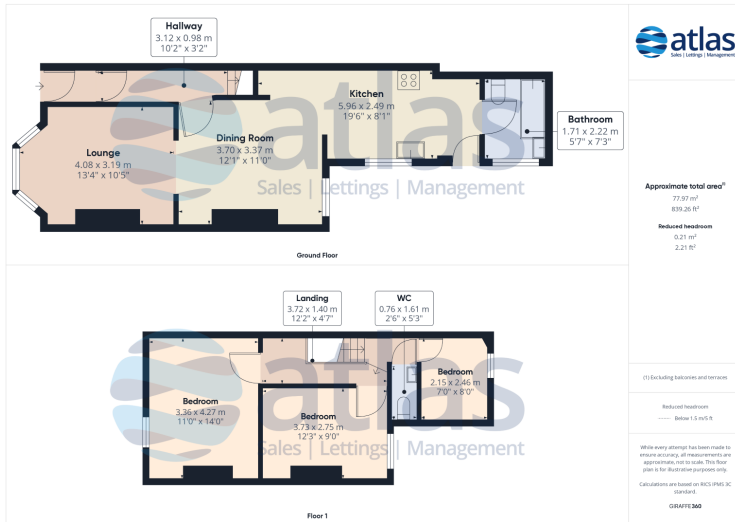


W.c



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.