

## Grafton Grove, Dingle, L8



**For Sale - £150,000 Offers in the Region of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Welcoming Living Room with a Large Window
- Modern Open-Plan Kitchen and Dining Area
- Master Bedroom with Fitted Wardrobes
- Second Bedroom Ideal as a Home Office or Child's Room
- Modern Bathroom with a Useful Storage Cupboard
- Large Flagged Rear Yard
- New Combi Boiler
- Sought-After L8 Location
- Viewing Highly Recommended

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 57 square metres / 618 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

### Description

Brought to the market by Atlas Estate Agents, this appealing terraced home on Grafton Grove, Dingle, L8, is offered for sale with no onward chain. Arranged over two floors, the property provides two bedrooms, a welcoming reception room, a modern open-plan kitchen and dining area, a contemporary bathroom, and a new combi boiler, making it an attractive option for first-time buyers, couples or those seeking a home in a popular residential location.

The living room benefits from a large window, allowing natural light to fill the space and creating a pleasant setting for relaxing. To the rear, the modern open-plan kitchen and dining area offers a practical layout for everyday living and entertaining.

Upstairs, the master bedroom features fitted wardrobes, providing useful storage, while the second bedroom offers flexibility as a home office, child's bedroom or guest room. Completing the accommodation is a modern bathroom with a useful storage cupboard.

Externally, the property benefits from a large flagged rear yard, providing outdoor space for seating and enjoying the warmer months.

Situated in the sought-after L8 area of Dingle, the property offers a convenient base for accessing local amenities and transport links. With no onward chain, this home presents an appealing opportunity for a range of buyers. Viewing is highly recommended to appreciate all it has to offer.

Additional Images



Kitchen



Hallway



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Bathroom



Floor Plans



---

Tel: 0151 433 2598  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.