Grafton Street, Dingle, L8









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

Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: Pending
- Welcoming Entrance Space Leading Into the Property
- Spacious Living Room with a Feature Fireplace and Bay Window
- Separate Kitchen Offering a Practical Space
- Convenient Downstairs Shower Room
- Two Generously Sized Double Bedrooms
- Additional Loft Room Accessed Via a Staircase
- Stunning Views Overlooking the River Mersey
- On-Street Parking in a Popular Residential Location

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 63 square metres / 674 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: Cooker (Gas)

Description

Brought to the market by Atlas Estate Agents, this charming two-bedroom terraced home is situated on Grafton Street in the popular residential area of Dingle, L8. Offered for sale with no onward chain, the property combines characterful living spaces, versatile accommodation and stunning views of the River Mersey. It presents a fantastic opportunity for buyers looking to put their own stamp on a home and create a space tailored to their individual tastes and preferences.

Stepping inside, a welcoming entrance space leads through to a generously proportioned living room, offering plenty of potential to create a comfortable and inviting reception space. A beautiful bay window allows natural light to flow into the room, while an attractive feature fireplace provides a charming focal point. With generous proportions and traditional features, this room offers an excellent starting point for those looking to update and personalise the property.

Continuing through the ground floor, a separate kitchen provides a practical space for cooking and everyday household needs. Whilst the kitchen would benefit from upgrading, it offers an exciting opportunity for buyers to introduce their own style, layout and finishes. Completing this level is a convenient downstairs shower room, which could also be modernised to suit individual preferences.

Ascending to the first floor, the property offers two generously sized double bedrooms, both providing comfortable and flexible accommodation. Whether used as peaceful sleeping spaces, a guest bedroom or a home office, these rooms offer plenty of possibilities and the opportunity to create inviting spaces with some cosmetic improvements.

An additional staircase leads to a versatile loft room, providing valuable extra space that could lend itself to a variety of uses, such as a hobby room, study or occasional retreat, subject to any necessary consents. One of the property's most captivating features is its stunning outlook towards the River Mersey, offering a wonderful connection to Liverpool's iconic waterfront and adding a distinctive charm to this home.

Externally, on-street parking is available, while the property's position on Grafton Street places it within easy reach of a wide selection of local amenities, shops and transport connections. The surrounding Dingle area offers convenient access to Liverpool city centre, the vibrant Baltic Triangle and the beautiful waterfront, making it an appealing location for those looking to enjoy everything the city has to offer.

Combining generous room proportions, traditional character and beautiful river views, this terraced property presents an exciting opportunity for buyers seeking a home they can truly make their own. The property offers fantastic potential for those looking to add their own personal touch and transform it into a wonderful home. Offered with no onward chain, it is an attractive prospect for first-time buyers, investors or anyone seeking a property with scope for improvement in a popular and convenient location.

Early viewing is highly recommended to appreciate the character, flexibility and potential this Grafton Street property has to offer.

Additional Images


Bedroom One


Loft Room


Living Space


Living Space


Kitchen


Bedroom One


Bedroom One

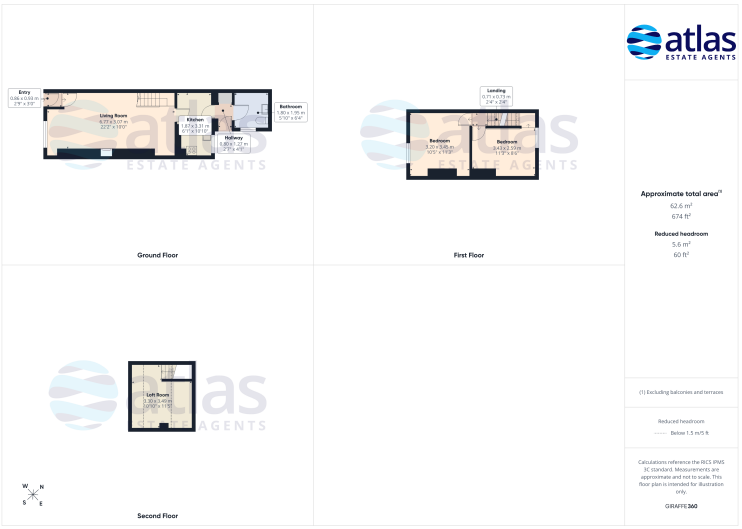

Bedroom Two


Bedroom Two


Loft Room


Back Yard

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
Website: 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.