

Grafton Street, Dingle, L8



For Sale - £145,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Sold with No Onward Chain for a Hassle-Free Purchase
- Inviting and Comfortable Reception Room
- Contemporary Fitted Kitchen
- Modern Ground Floor Bathroom
- Two Double Bedrooms
- Flexible Third Bedroom - Ideal for Home Office or Childs Room
- Sought-After Location in the Heart of L8
- Easy-Care Rear Yard with Built-In Storage Space
- Just 10 Minutes' Drive to the City Centre with Excellent Transport Links
- Only a 4-Minute Walk to Brunswick Station

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 723 square feet / 67 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

Description

A Charming City-Edge Retreat in the Heart of L8

Brought proudly to the market by Atlas Estate Agents, this well-presented terraced home on Grafton Street offers a delightful blend of character, comfort, and convenience - all with the added benefit of no onward chain, ensuring a smooth and hassle-free purchase.

Set across two well-proportioned floors, the property opens into a warm and inviting reception room - a perfect space to relax or entertain, with a homely atmosphere that immediately welcomes you in. Beyond lies a contemporary fitted kitchen, offering both style and function for the modern lifestyle. To the rear of the ground floor, you'll find a sleek and modern bathroom, thoughtfully designed for everyday ease.

Upstairs, the home boasts two generous double bedrooms, each with ample natural light and plenty of potential for personal touches. A versatile third bedroom completes the upper level - ideal as a home office, creative space, or a child's room, depending on your needs.

The property also benefits from a brand new roof and upgraded roof insulation, installed approximately two years ago, offering added peace of mind, energy efficiency, and long-term value.

Outside, the easy-care rear yard provides a pleasant outdoor retreat, complete with built-in storage - perfect for city living without compromise.

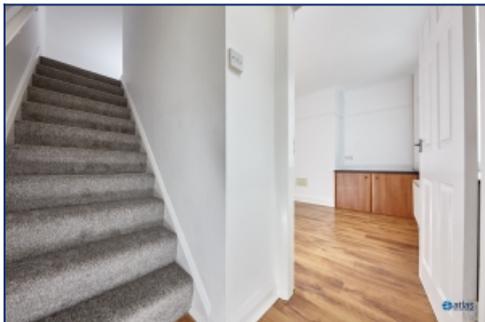
Nestled in a sought-after pocket of L8, just a short 4-minute stroll from Brunswick Station and within a 10-minute drive of the vibrant city centre, this home offers excellent transport links and easy access to everything Liverpool has to offer.

Whether you're a first-time buyer, downsizer, or savvy investor, this charming property is an opportunity not to be missed. Book your viewing today and take the next step towards your new home in the heart of the city.

Additional Images



Yard



Entrance



Lounge



Lounge



Kitchen



Bedroom



Bedroom



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.