

David Street, Dingle, L8



For Sale - £180,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- 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
- Additional Separate Upstairs Wc, Providing Two Toilets in Total for Added Convenience
- Efficient Gas Central Heating System
- Desirable Location in the Highly Regarded Dingle Area

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 78 square metres / 839 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Visitors, On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Microwave, Washing Machine

Description

Brought to the market by Atlas Estate Agents, this beautifully presented three-bedroom terraced home occupies a desirable position on David Street, in the highly regarded Dingle area of Liverpool. Offering an appealing blend of contemporary style, generous living space and everyday practicality, this delightful property is perfectly suited to first-time buyers, growing families and those seeking a comfortable home in a well-established neighbourhood.

Stepping inside, you are welcomed by a wonderfully spacious open-plan ground floor, thoughtfully designed to create a seamless flow between relaxation, dining and entertaining. The bright and airy reception room is bathed in natural light, courtesy of an elegant bay window that adds character and charm to this inviting living space.

The contemporary kitchen is equally impressive, featuring sleek cabinetry, integrated appliances and a stylish breakfast bar, providing the perfect spot for casual dining or enjoying your morning coffee. Completing the ground floor is a well-appointed family bathroom, fitted with a bath and overhead shower for added convenience.

Ascending to the first floor, the property continues to impress with two generously proportioned double bedrooms, each offering ample space for comfortable furnishings. A versatile third bedroom provides excellent flexibility, whether utilised as a nursery, a dedicated home office or an additional

guest room. A conveniently positioned upstairs WC further enhances the practicality of the accommodation.

Additional benefits include an efficient gas central heating system, ensuring warmth and comfort throughout the seasons.

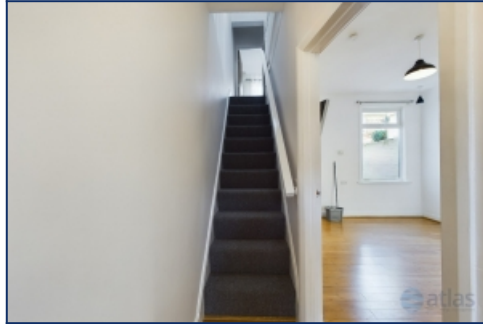
Situated in the ever-popular Dingle neighbourhood, this attractive home enjoys a convenient location with access to local amenities, schools, transport links and Liverpool's vibrant city centre.

Combining character, contemporary comforts and a sought-after location, this wonderful property presents an exciting opportunity to create a home of your own. Early viewing is highly recommended to appreciate all that David Street has to offer.

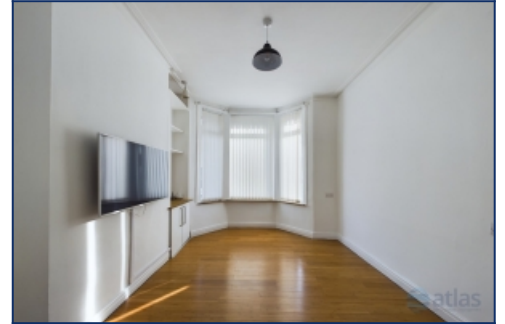
Additional Images



Entrance Hallway



Entrance Hallway



Living Space



Dining Space



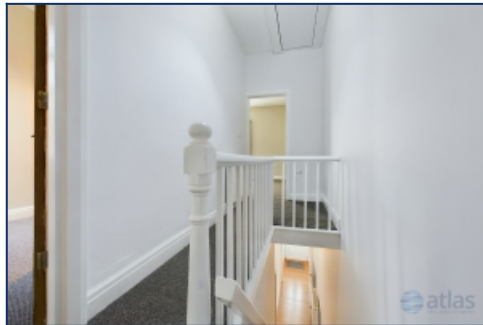
Kitchen



Kitchen



Bathroom



Landing



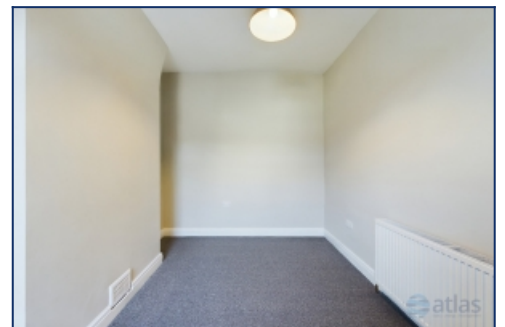
Bedroom One



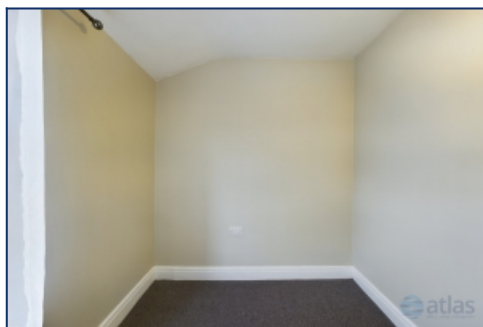
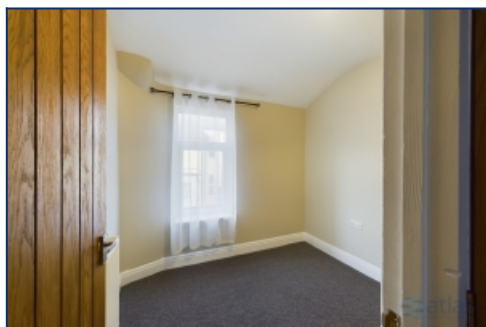
Bedroom One



Bedroom Two



Bedroom Two





Hallway
3.12 x 0.98 m
10'2" x 3'2"

Lounge
4.08 x 3.19 m
13'4" x 10'5"

Dining Room
3.70 x 3.37 m
12'1" x 11'0"

Kitchen
5.96 x 2.49 m
19'6" x 8'1"

Bathroom
1.71 x 2.22 m
5'7" x 7'3"

WC
0.76 x 1.61 m
2'6" x 5'3"

Landing
3.72 x 1.40 m
12'2" x 4'7"

Bedroom
3.36 x 4.27 m
11'0" x 14'0"

Bedroom
3.73 x 2.75 m
12'3" x 9'0"

Bedroom
2.15 x 2.46 m
7'0" x 8'0"

Ground Floor

First Floor

Approximate total area*

71.97 m ²
839.26 ft ²
Reduced headroom
0.21 m ²
2.21 ft ²

Reduced headroom
Below 1.8 m/5'9"

Notes:

- *Excluding balconies and terraces
- While every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.
- Calculations are based on BCS (PAS) 3C standard.

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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.