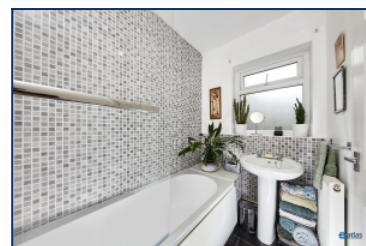


## Grafton Street, Dingle, L8



**For Sale - £140,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Spacious Living / Dining Area
- Fully Fitted Kitchen
- Two Comfortable Double Bedrooms
- Convenient Ground Floor Bathroom
- Low-maintenance, Easy-care Outdoor Space
- Energy-efficient Double Glazing and Gas Central Heating
- Convenient Walking Distance to Brunswick Train Station
- Sought-after L8 Location with Excellent Amenities
- Beautiful Views Overlooking the River

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 568 square feet / 53 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 Terraced Home in the Heart of Dingle - Brought to the Market by Atlas Estate Agents

Nestled on Grafton Street in the sought-after area of Dingle, L8, this delightful two-bedroom terraced house is an ideal opportunity for first-time buyers or those looking to downsize. Offering a perfect blend of comfort and practicality, this home is arranged over two floors and boasts an abundance of natural light, spacious living areas, and a convenient layout.

Upon entering, you are greeted by a generously sized reception room, which offers the perfect space for both living and dining. With its airy atmosphere and ample space for family gatherings or quiet evenings, this room sets the tone for the rest of the property. The fully fitted kitchen, located at the rear of the house, is both functional and stylish, complete with modern appliances, plenty of storage, and the ideal setup for culinary creativity.

The first floor accommodates two comfortable double bedrooms, each providing a peaceful retreat with plenty of room for furnishings and storage. The family bathroom is conveniently located on the ground floor, offering ease and practicality for busy mornings or relaxing evenings.

The property also benefits from low-maintenance, easy-care outdoor space, perfect for enjoying the fresh air without the hassle of extensive upkeep. Whether it's sipping a morning coffee or unwinding in the evening, the outdoor area is ideal for making the most of your surroundings.

Energy-efficient double glazing and gas central heating ensure that this home remains cosy throughout the year, while also helping to keep running costs low. What's more, the property is within walking distance of Brunswick Train Station, providing excellent transport links to the rest of the city and beyond. You'll also find a wide range of local amenities on your doorstep, making this location as practical as it is desirable.

Adding to its charm, this home offers beautiful views overlooking the river, providing a serene and tranquil setting that adds to its overall appeal. A true gem in a prime location, this home is a fantastic opportunity that should not be missed.

For further information or to arrange a viewing, contact Atlas Estate Agents today.

## Additional Images



Lounge



Lounge



Dining Area



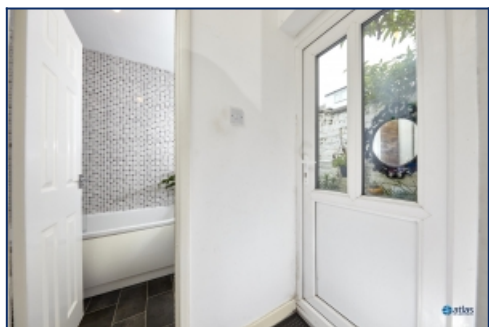
Dining Area



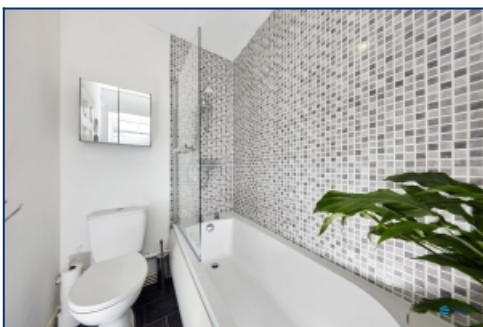
Kitchen



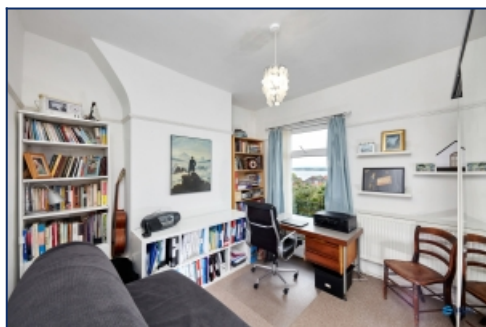
Kitchen



Utility Space



Bathroom



Bedroom



Bedroom



Yard



Yard

## Floor Plans



