

## Dingle Road, Dingle, L8



**To Let - £1,200 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Lovely Modern Family Home
- Very Well Presented Throughout
- Brand New Modern Fitted Kitchen with Open Plan Diner
- Modern & Spacious Family Bathroom
- Large and Well Maintained Rear Garden
- Fitted Wardrobes in Master Bedroom
- Downstairs W.c
- Close Proximity to the Promenade & City Centre
- Close to Good Schools & Local Amenities
- Available Immediately

### Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

Welcome to Dingle Road, where Atlas Estate Agents are proud to present this lovely modern family home that is now available to let. This charming terraced house is very well presented throughout and offers accommodation arranged over two floors. With a total of three bedrooms, this part furnished property is perfect for families looking for a spacious and comfortable home in a convenient location.

The ground floor of this beautiful home features a brand new modern fitted kitchen with an open plan diner, providing ample space for cooking and entertaining. The reception room is cozy and welcoming, perfect for spending quality time with loved ones or enjoying a relaxing evening at home.

### Further Details

- Furnishing: Part Furnished
- No. of Floors: 2
- Floor Space: 871 square feet / 81 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Additionally, there is a downstairs W.C. that adds to the convenience of this property.

On the first floor, you will find three bedrooms that offer plenty of space and storage for your family's needs. The master bedroom benefits from fitted wardrobes, ensuring that you have plenty of storage space for all of your clothes and belongings. A modern and spacious family bathroom completes the upstairs accommodation.

This property also boasts a large and well-maintained rear garden, perfect for spending time outdoors during the warmer months. The garden is the ideal space for children to play and for hosting summer barbecues with family and friends.

Located in a prime location, this property is in close proximity to City Centre and Promenade.

## Additional Images



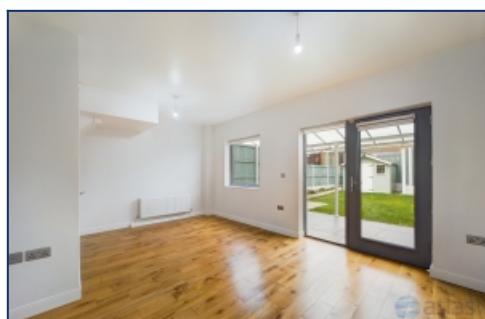
Hallway



Hallway



Living / Dining Area



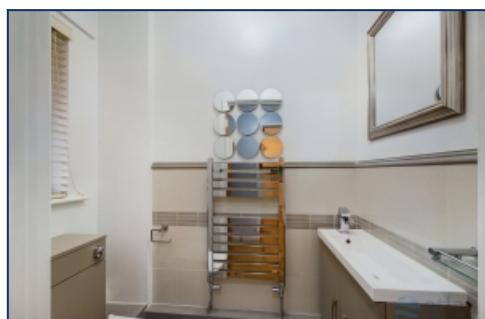
Living / Dining Area



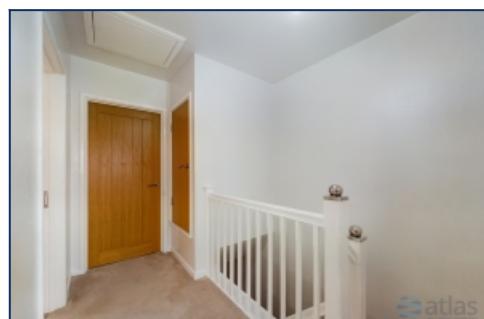
Kitchen



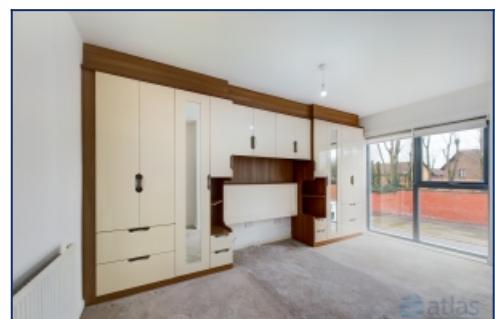
Kitchen



Downstairs Wc



Landing



Master Bedroom



2nd Bedroom



3rd Bedroom



3rd Bedroom



Rear Garden



Rear Garden

## Floor Plans



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Approximate total area<sup>(1)</sup>

85.94 m<sup>2</sup>

817.21 ft<sup>2</sup>

(1) Including balconies and terraces

We have attempted to ensure measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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