

## Netherby Street, Dingle, L8



To Let - £850 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D67
- Very Well Presented Throughout
- Period Feature Fireplace
- Modern Kitchen
- Close Proximity to the River Mersey & City Centre
- Walking Distance to Train Station
- Good Public Transport Links
- Views of the River Mersey
- Viewings Highly Recommended

### Move-in Costs

- Security Deposit: £980.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £196.15. 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 Netherby Street, Dingle, L8 - a charming terraced house brought to you by Atlas Estate Agents! This stunning property is available to let and boasts two bedrooms and a modern bathroom, perfect for a small family or professional couple looking for a comfortable and well-presented home.

The accommodation is arranged over two floors, with a modern kitchen located on the ground floor. This unfurnished property benefits from being very well

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 53 square metres / 570 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: Oven (Electric), Hob (Gas)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £25,500
- Guarantor NOT required (subject to referencing)

presented throughout, allowing you to make it your own and add your own unique touches.

One of the standout features of this property is the beautiful period feature fireplace, which provides a cosy focal point to the living space.

You'll love the views of the River Mersey. This peaceful location is also in close proximity to the river promenade and city centre, giving you easy access to all that Liverpool has to offer. Public transport links are plentiful, making commuting a breeze.

Viewings are highly recommended to appreciate this lovely property, so don't delay in arranging yours with Atlas Estate Agents.

## Additional Images



Bedroom 2



Dining Area



Bathroom



Dining Area



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2

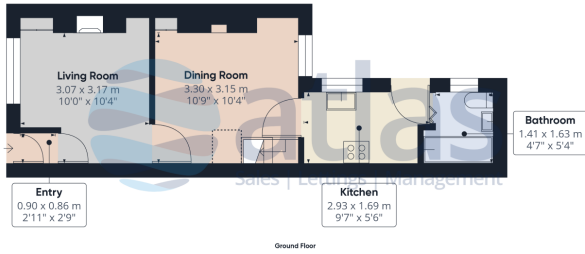


Yard

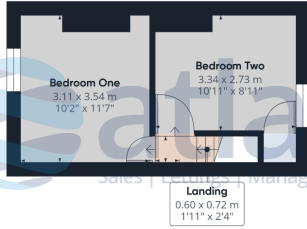


Yard

## Floor Plans



Ground Floor



Floor 1

Approximate total area\*  
48.7 m<sup>2</sup>  
524.2 ft<sup>2</sup>

Reduced headroom  
0.60 m<sup>2</sup>  
6.50 ft<sup>2</sup>

(\*Excluding balconies and terraces)

Reduced headroom  
Below 1.9 m/5'9"

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 2C standard.

GSM/FE360

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