

Woodruff Street, Dingle, L8



To Let - £1,150 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Available for Immediate Occupation
- Open-Plan Reception Room with an Attractive Feature Fireplace
- Contemporary Fitted Kitchen
- Handy Downstairs Utility Room
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Separate W.C. and Family Bathroom
- Spacious Driveway Providing Ample Off-Road Parking
- Well-Maintained Rear Garden
- Only a 10-Minute Drive from the City Centre
- Close to a Wide Range of Amenities, Highly Regarded Schools and Excellent Transport Links

Move-in Costs

- Security Deposit: £1,326.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £265.38. 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

Tucked away on Woodruff Street in the ever-popular Dingle, this charming terraced home is proudly brought to the market to let by Atlas Estate Agents. Spread gracefully over two well-planned floors, the property offers a wonderful blend of space, practicality and comfort — all ready for immediate occupation.

Stepping inside, you're welcomed into an inviting open-plan reception room, beautifully centred around an attractive feature fireplace that adds warmth

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 814 square feet / 76 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £34,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

and character to the space. The contemporary fitted kitchen sits just beyond, providing a stylish setting for everyday cooking, while a handy downstairs utility room keeps household tasks neatly out of sight.

Upstairs, the home continues to impress with two generous double bedrooms and a versatile third bedroom that can easily serve as a home office, nursery or guest room. A separate W.C. accompanies the modern family bathroom, offering additional convenience for busy households.

Externally, the property benefits from a spacious driveway, providing ample off-road parking — a rare advantage for the area. To the rear, a well-maintained garden offers a private outdoor retreat ideal for relaxing or potting plants.

Unfurnished and ready to move into straight away, this delightful home sits just a 10-minute drive from Liverpool city centre and enjoys close proximity to a wide range of amenities, highly regarded schools and excellent transport links. A superb opportunity in a sought-after location.

Additional Images



Yard



Hallway



Reception Room



Reception Room



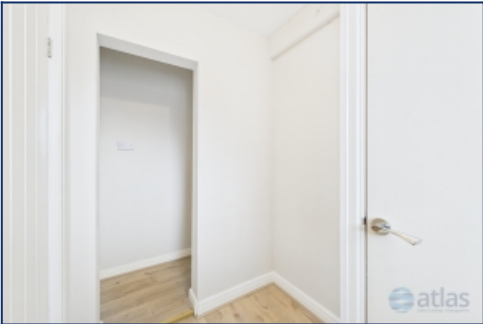
Reception Room



Reception Room



Kitchen



Utility Space



Bedroom



Bedroom



W.c



Yard



Front Elevation

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.