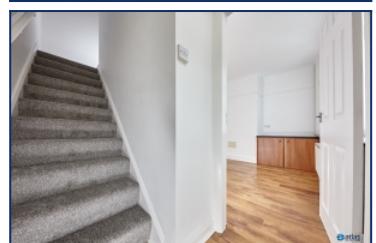


## Grafton Street, Dingle, L8



To Let - £1,000 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Available for Immediate Occupation
- Welcoming and Comfortable Reception Room
- Stylish, Contemporary Fitted Kitchen
- Modern Bathroom Conveniently Located on the Ground Floor
- Two Double Bedrooms
- Versatile Third Bedroom, Ideal as a Home Office or Child's Room
- Highly Sought-After Location in the Heart of L8
- Low-Maintenance Rear Yard with Built-In Storage
- 10 Minutes' Drive from the City Centre with Excellent Transport Connections
- Just a 4-Minute Walk to Brunswick Station

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Floor Space: 723 square feet / 67 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
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,153.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.77. 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.

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £30,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Brought to the market by Atlas Estate Agents, this charming terraced house on Grafton Street offers a wonderfully convenient base in the ever-popular Dingle, L8. Available to let and ready for immediate occupation, the home presents comfortable, well-proportioned accommodation arranged across one floor, making it an appealing choice for a range of tenants.

Step inside to a welcoming and comfortable reception room, the perfect setting for everyday living and relaxation. Beyond lies a stylish, contemporary

fitted kitchen, thoughtfully designed to offer ample storage and workspace. A modern bathroom is conveniently positioned on the ground floor, featuring sleek finishes to complement the home's overall aesthetic.

The property boasts three bedrooms, including two generous doubles and a versatile third room that lends itself beautifully to use as a home office or child's bedroom. Each space feels bright and practical, offering flexibility to suit individual needs.

Outside, the low-maintenance rear yard provides a private area to enjoy the fresh air, complete with built-in storage to keep things neatly tucked away.

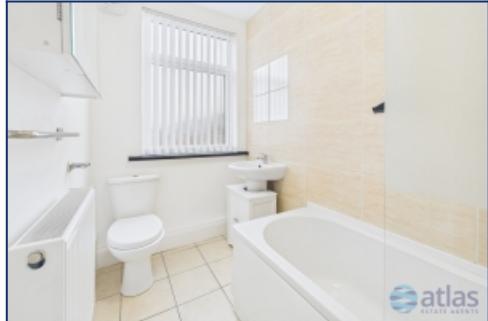
Situated in a highly sought-after area at the heart of L8, the home enjoys excellent links to the city centre—just a 10-minute drive away—as well as superb public transport connections. Brunswick Station is only a short 4-minute walk, placing the rest of Liverpool within easy reach.

Unfurnished and move-in ready, this delightful property offers modern comfort in a prime location, ideal for anyone looking to enjoy all that this vibrant neighbourhood has to offer.

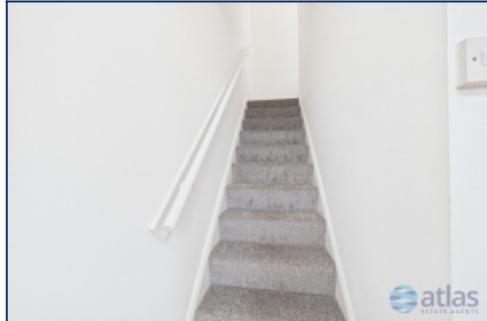
## Additional Images



Kitchen



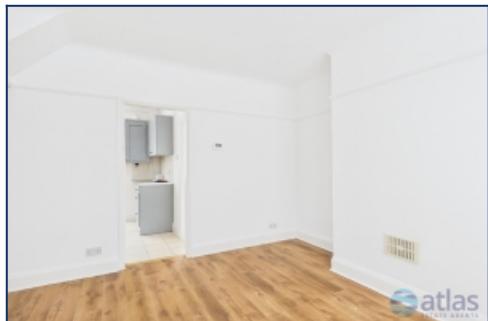
Bathroom



Stairs



Kitchen



Living Room



Living Room



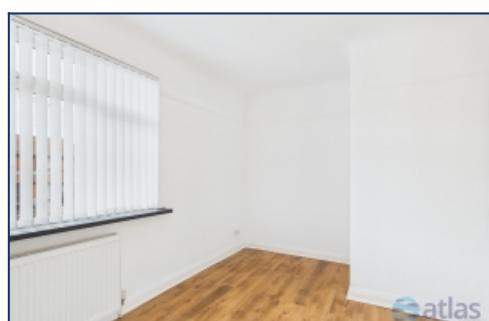
Living Room



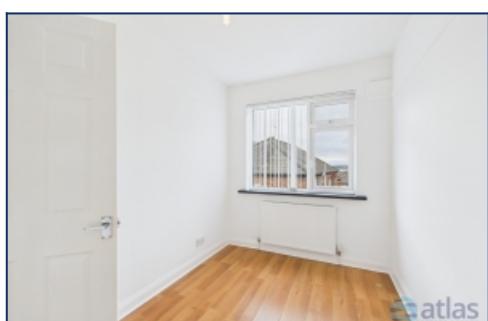
Bedroom



Bedroom



Bedroom



Bedroom

## Floor Plans

