

## Grafton Street, Dingle, L8



**To Let - £1,100 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

### Move-in Costs

- Security Deposit: £1,269.23
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £253.85. 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

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

### 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

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £33,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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



Yard



## Hallway



## Lounge



## Lounge



## Kitchen



## Bedroom



## Bedroom



Yard

## 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.