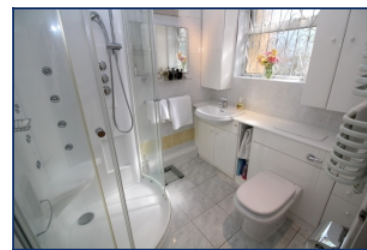
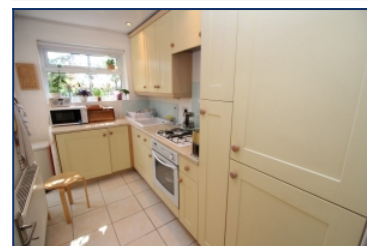


## Wyncroft Street, Dingle, L8



**For Sale - £99,950 Offers in the Region of**

### Key Features

- 1 Bedroom 1 Bathroom Terraced House
- EPC Rating: D60
- No Chain
- Popular South Liverpool Location
- Served by Excellent Transport Links
- Local Shops and Amenities
- Balcony To The First Floor
- Loft Conversion Containing Office
- Modern Fitted Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Ample On Street Car Parking
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Balcony, Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven, Fridge, Freezer, Washer Dryer

### Description

A UNIQUE MID TERRACED PROPERTY BENEFITING FROM NO ONWARD CHAIN.

The ground floor briefly consists of; entrance vestibule, living/dining room, kitchen, family bathroom and a small back yard with gated access. To the first floor the two bedrooms have been knocked through and benefit from a balcony providing good views of the city and a ladder providing access to a loft room currently used as an office.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

### Room Details

#### Living / Dining Room

Open plan living and dining room, window to the front aspect, radiator, staircase to the first floor and electric fire.

#### Kitchen

Range of wall and base units, tiled floor and splashback, window and door to the rear, sink with mixer tap, gas hob and oven, extractor hood, integrated

fridge/freezer and washer dryer.

### Bathroom

Tiled floors and walls, shower unit, hand wash basin, W.C and frosted window to the rear.

### Bedroom

Built in furniture, pull down bed, window to the front aspect, laminate flooring, loft ladder providing access to office and sliding UPVC doors to balcony.

### Office

Built in storage, desk, sofa bed, carpet flooring and skylight.

## Additional Images



Balcony



Balcony



Living Room



Bedroom



Bedroom



Bedroom



Office



Office



Balcony



Balcony

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.