

Kedleston Street, Dingle, L8



For Sale - £90,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D63
- No Chain - Ready to Buy
- Rear Yard with Gated Access
- Ideal First Time Buyer/Investment Property
- Popular South Liverpool Location
- Local Shops and Amenities
- Gas Central Heating
- Served by Excellent Transport Links
- Modern Fitted Kitchen and Bathroom
- Ample Free On Street Car Parking
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating

Description

A TWO BEDROOM MID TERRACED PROPERTY IDEAL FOR FIRST TIME BUYERS OR INVESTORS.

The ground floor briefly consists of; entrance vestibule, living room, kitchen, family bathroom and a back yard with gated access. To the first floor there are two double bedrooms.

As an investment, the property is currently vacant but would attract tenants at a rent of approximately Â£500 per calendar month. Atlas Estate Agents are able to find quality tenants from just Â£282.50 and also offer full management at a rate of 9.5% plus VAT.

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

Room Details

Living Room

4.14 x 3.43 metres (13' 7" x 11' 4")

Laminate flooring, window to the front aspect, gas fire and radiator.

Kitchen

2.57 x 3.44 metres (8' 6" x 11' 4")

Range of wall and base units, housing for appliances, tiled splash back, stainless steel sink with mixer tap, laminate flooring, access to rear yard and family

bathroom.

Bathroom

1.99 x 1.78 metres (6' 7" x 5' 11")

Tiled flooring and part tiled walls, frosted window to the rear, radiator, storage cupboard, hand wash basin, bath and W.C.

Bedroom One

3.16 x 3.04 metres (10' 5" x 10' 0")

Window to the front aspect, exposed floorboards, radiator and two integrated wardrobes.

Bedroom Two

3.38 x 2.59 metres (11' 2" x 8' 6")

Radiator, window to the rear aspect, exposed floorboards, integrated wardrobe and cupboard housing boiler.

Additional Images



Rear Yard



Bedroom One



Living Room



Kitchen



Bedroom Two

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.