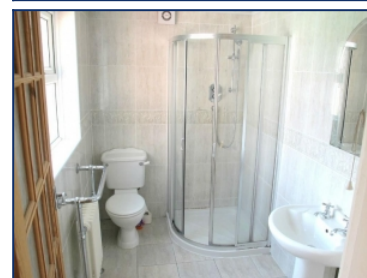


Cockburn Street, Dingle, L8



For Sale - £80,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C76
- Well Presented Accommodation
- Street Offers Stunning Views Across the River Mersey
- Modern Fitted Kitchen and Bathroom
- Local Shops and Amenities
- Double Glazing & Gas Central Heating
- Close to Liverpool City Centre
- Served by Excellent Transport Links
- Ample On Street Car Parking
- Rear Yard
- Viewing Highly Recommended

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, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer

Description

A WELL PRESENTED 2 BEDROOM MID TERRACE PROPERTY SITUATED IN THE POPULAR SUBURB OF DINGLE, L8.

The ground floor briefly consists of; front living room knocked through to back dining room, kitchen and a small back yard with gated access. To the first floor there is one double and one single bedroom with the back bedroom leading to a family bathroom.

The property also benefits from double glazing and gas central heating.

As an investment, the property is currently owner occupied but would attract tenants at a rent of approximately £499 per calendar month. Atlas Estate Agents are able to find quality tenants from just £282.50 and offer full management at a rate of 9.5% inc. VAT.

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

Room Details

Lounge/ Diner

6.68 x 3.45 metres (21' 11" x 11' 4")
UPVC double glazed multi locking door, laminate flooring, living flame fire with surround, two UPVC double glazed windows, two meter cupboards and stairs to first floor.

Kitchen

2.69 x 1.68 metres (8' 10" x 5' 7")
Wall and base units, laminate work surfaces, tiled flooring and splash backs, gas hob and oven, stainless steel sink and drainer, stainless steel extractor hood, two double glazed windows, UPVC double glazed multi locking door and wall heater.

Bedroom One

3.45 x 3.05 metres (11' 4" x 10' 1")
UPVC double glazed window, radiator, laminate flooring

Bedroom Two

1.62 x 2.56 metres (5' 4" x 8' 5")
UPVC double glazed window, fitted wardrobes, radiator, laminate flooring and provides access to the shower room.

Shower Room

1.62 x 2.56 metres (5' 4" x 8' 5")
Corner shower unit, wash basin, WC, chrome and ceramic heated radiator and towel rail, UPVC double glazed window, tiles to walls and floor and extractor fan.

Additional Images



View



Dining Room



Bedroom One



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.