

## Park Hill Road, Dingle, L8



**For Sale - £119,950**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D60
- No Chain - Ready to Buy!
- Recently Refurbished Throughout
- Served by Excellent Transport Links
- Brand New Modern Fitted Kitchen and Bathroom
- Ample On Street Car Parking
- Local Shops and Amenities
- Suited to Investors/First Time Buyers
- Double Glazing & Gas Central Heating
- Rear Yard with Gated Access
- 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, Double Glazing

### Description

A RECENTLY REFURBISHED 3 BEDROOM TERRACED HOUSE BENEFITING FROM NO ONWARD CHAIN.

Situated in Dingle, a small but popular south Liverpool suburb offers many local amenities and excellent road, rail and bus links to Liverpool city centre. Neighbouring suburb Aigburth is also home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane.

The accommodation briefly comprises of; entrance hallway, living room knocked through to dining room and modern fitted kitchen. To the first floor there are three good sized bedrooms and a family bathroom.

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

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

### Room Details

#### Living Room

4.27 x 3.17 metres (14' 1" x 10' 5")

Bay window to the front aspect, built in storage cupboards, laminate flooring, radiator and knocked through to the dining room.

**Dining Room**

4.23 x 3.42 metres (13' 11" x 11' 3")

French doors to the rear yard, laminate flooring and radiator.

**Kitchen**

3.13 x 2.39 metres (10' 4" x 7' 11")

Range of brand new white high gloss wall and base units, laminate flooring, housing for appliances, window to the the side aspect, tiled splashback, radiator and access to under stairs storage.

**Bedroom One**

4.32 x 4.30 metres (14' 3" x 14' 2")

Window to the front aspect, built in cupboard, radiator and carpet flooring.

**Bedroom Two**

2.65 x 2.79 metres (8' 9" x 9' 2")

Carpet flooring, window to the rear aspect and radiator.

**Bedroom Three**

3.15 x 2.39 metres (10' 5" x 7' 11")

Window to the side aspect, carpet flooring, radiator and cupboard housing boiler.

**Bathroom**

2.40 x 1.52 metres (7' 11" x 5' 0")

Part tiled walls, vinyl flooring, rainfall shower over bath, shower screen, W.C, hand wash basin with built in storage cupboard, extractor fan and chrome towel heater.

**Additional Images**

Bathroom



Living Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three

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