



RE/MAX

PROPERTY HUB



18 Dingle Grove, Liverpool, L8 9ST

Offers in the region of £99,500

DINGLE GROVE ** TWO BEDROOM 1920's TERRACED HOUSE - NO CHAIN - FREEHOLD and available for purchase as a great first time buy or an immediate buy to let investment with potential 9.5% ROI.

The property is currently tenanted on a rolling month by month AST. The owner is not in any chain and looking for genuine enquiries only for this property. Briefly comprising of an open plan front/rear lounge, kitchen and bathroom to the ground floor and two bedrooms to the first floor. The property NEEDS SOME COSMETIC REFURBISHMENT to bring to current rental expectations hence its attractive price point. EPC RATING (D69). Council Tax Band "A". Tenure is FREEHOLD.

****VIEWINGS AVAILABLE 7-DAYS A WEEK FROM RE/MAX SUBJECT TO PRIOR APPOINTMENT ONLY****

Front Lounge 18'6" x 9'8" (5.65 x 2.95)

Front lounge area with laminate flooring, neutral decor, double glazing and central heating

Rear Lounge

Rear lounge area ideally suited for a dining space with laminate flooring, neutral decor, double glazing and central heating

Bathroom 7'10" x 5'6" (2.40 x 1.68)



At the ground floor rear of the property with a white three piece suite, side panned bath, toilet and sink with shower over bath

Kitchen 12'4" x 4'5" (3.76 x 1.37)



Offering fitted wall and base units and worktops, sink and double glazed window and upvc door to the small rear yard space and access to the rear alleyway.

Bedroom One 8'9" x 10'8" (2.69 x 3.27)

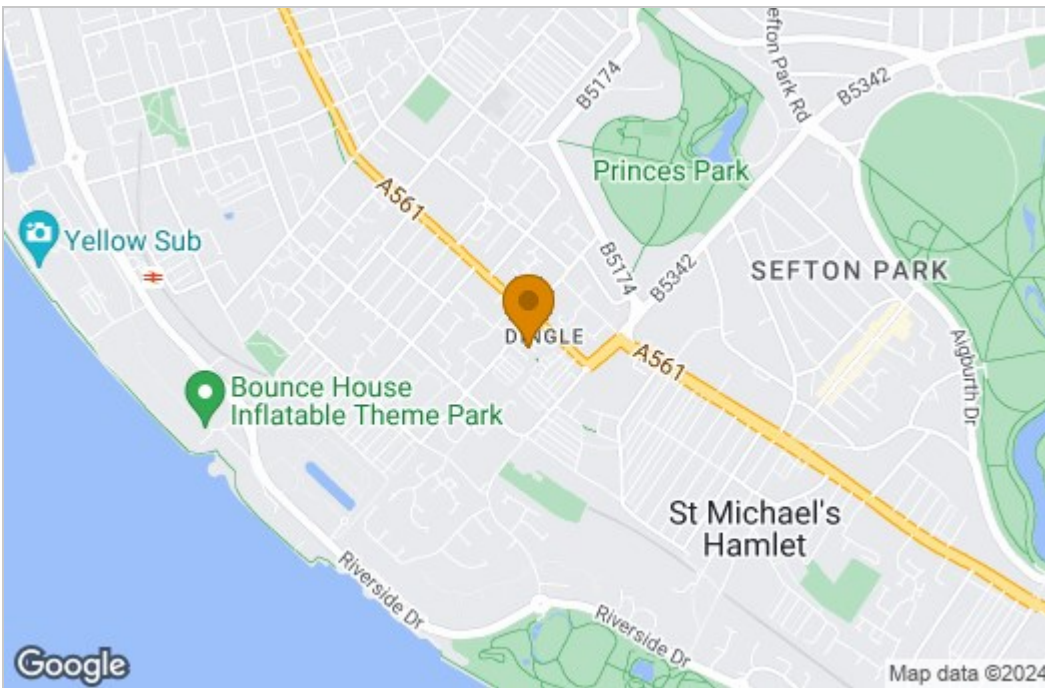
Double sized bedroom to the front of the property with carpet, central heating and double glazing

Bedroom Two 8'3" x 9'5" (2.52 x 2.88)

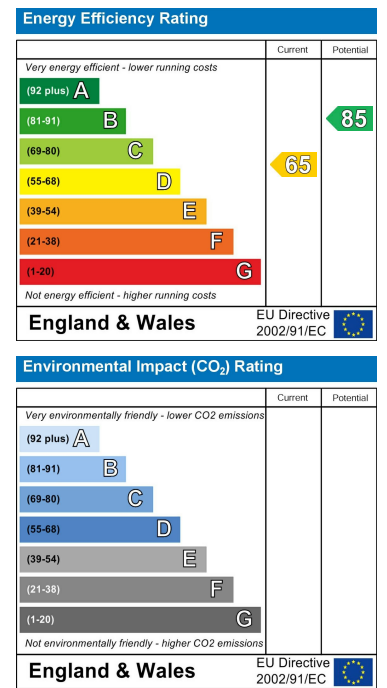
Double sized bedroom to the rear of the property with cupboard housing for the combi boiler, double glazing and carpet.

Floor Plan

Area Map



Energy Efficiency Graph



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