



MISTORIA
ESTATE AGENTS



Dinas Court Harrington Road Liverpool

£87,500

Leasehold

Mistoria Estate Agents are pleased to bring to the market this well presented and well located two bed, two bathroom ground floor flat, nestled on Harrington Road in the charming area of Huyton, Liverpool, this modern two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers and investors alike. Spanning a comfortable 570 square feet, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an open-plan lounge and kitchen area. This inviting space is perfect for both relaxation and entertaining, enhanced by French doors that lead directly to a private garden at the rear, allowing for an abundance of natural light and a delightful outdoor experience.

The property features two well-proportioned bedrooms, including a master ensuite, providing a private sanctuary for rest and relaxation. A family bathroom is also conveniently located, ensuring ample facilities for all residents. Additionally, a utility area adds to the practicality of the home.



- WELL LOCATED, WELL PRESENTED TWO BED/2BATH GROUND FLOOR FLAT. • MASTER ENSUITE, FAMILY BATHROOM, UTILITY. • UPVC DG & GCH. SECURE ALLOCATED PARKING INTERCOM. • TWO DOUBLE BEDROOMS, GOOD SIZE APARTMENT. • OPEN PLAN LOUNGE, KITCHEN, FRENCH DOOR ON TO REAR GARDEN.

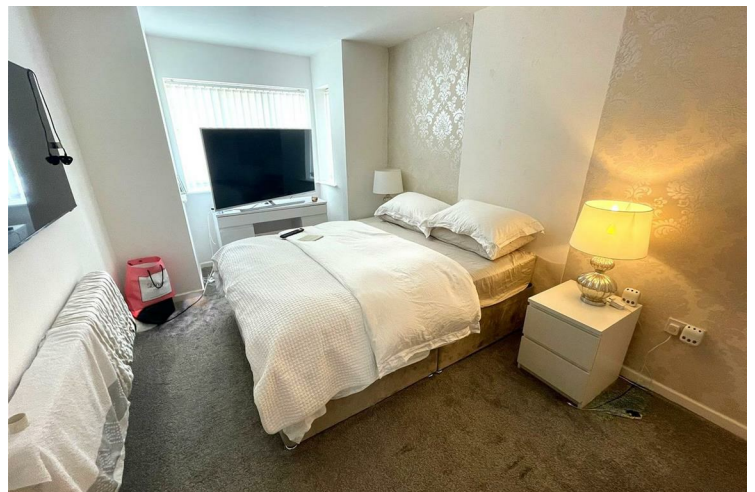
disclaimer

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice

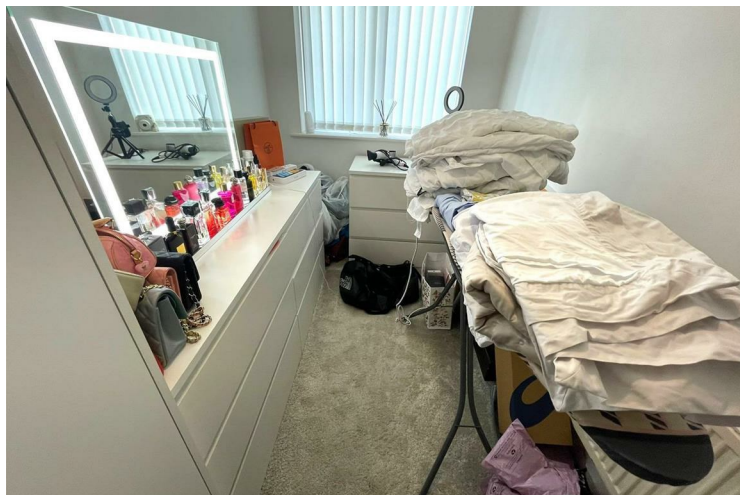
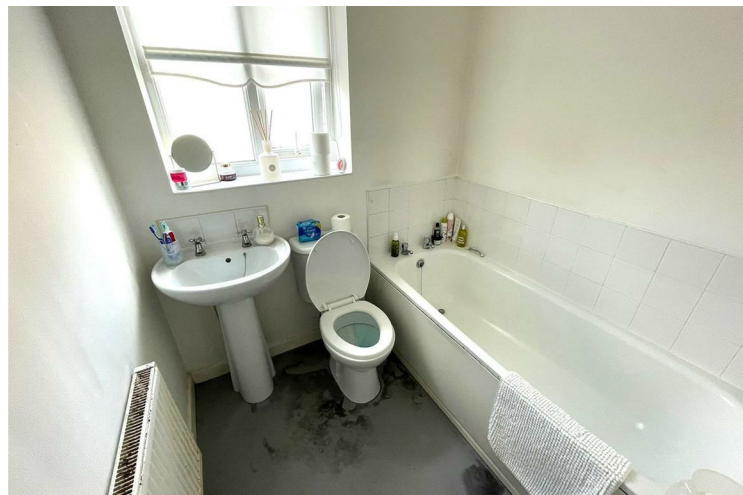
disclaimer

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and

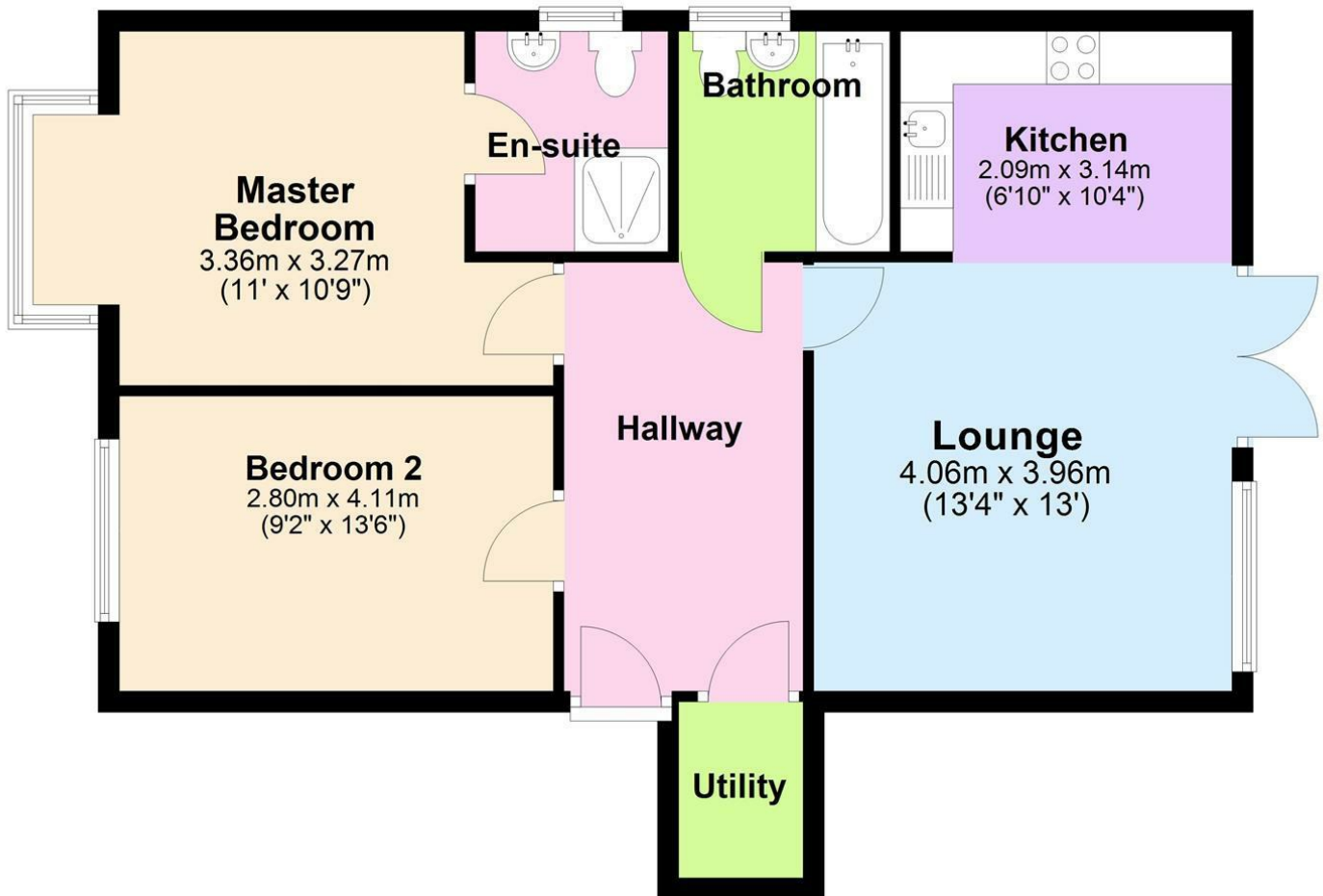
suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice



• NEAR AMENITIES, SCHOOLS & TRANSPORT LINKS. • IDEAL FOR FTB OR INV AS OF PRICE, CONDITION & LOCATION. • NO CHAIN & VACANT POSSESSION ON COMPLETION. • LEASEHOLD, DO NOT MISS IT VALUE FOR MONEY. • CALL MISTORIA ESTATE AGENTS TODAY TO GET YOUR VIEWING!!!!



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Pall Mall Liverpool Mistoria
22 Pall Mall
Liverpool
L3 6AL

0151 282 1539
info@mistoria.co.uk
mistoria.co.uk

