



## Jacob Street, Dingle, L8 4TG

- Brilliant Two Bedroom Mid Terrace Property
- Spacious & Beautifully Presented Throughout
- Two Bright & Generously Sized Double Rooms
- Well Maintained Enclosed Yard to the Rear
- Located in Popular Residential Area of Dingle
- Two Reception Rooms & Stylish Fitted Kitchen
- Luxurious Three Piece Family Bathroom Suite
- No Onward Chain - Ideal for First Time Buyers



£155,000

















## **Description**

Located on Jacob Street in the popular residential area of Dingle, L8, is this brilliant two bedroom mid terrace property, welcomed to the sales market courtesy of appointed agents, Move Residential. Spacious and beautifully presented throughout, this home is available with no onward chain, presenting an opportunity not to be missed for first time buyers looking to get on the property ladder, as well as investors looking to expand their portfolio. Following through the inviting entrance hall, you are led into the first of two spacious and tastefully decorated reception rooms, finished with an attractive wood style flooring. The front room is currently in use as a dining area, awash with natural light courtesy of a bay window, presenting a delightful space for enjoying mealtimes and entertaining guests, whilst the welcoming rear lounge provides the ideal ambiance for relaxing. Concluding the ground floor is a modern kitchen complete with a range of fitted base and wall units and complementary worktops, as well as stylish tiled splashbacks. Ascending to the first floor, you will find two generously sized double bedrooms, both finished to an excellent standard and receiving plenty of natural light. Adding the finishing touches to this home is an exceptionally spacious and fully tiled luxurious three-piece family bathroom suite. Externally, this property further benefits from a well-maintained enclosed yard to the rear, presenting the ideal spot for enjoying the sun in the warmer months.

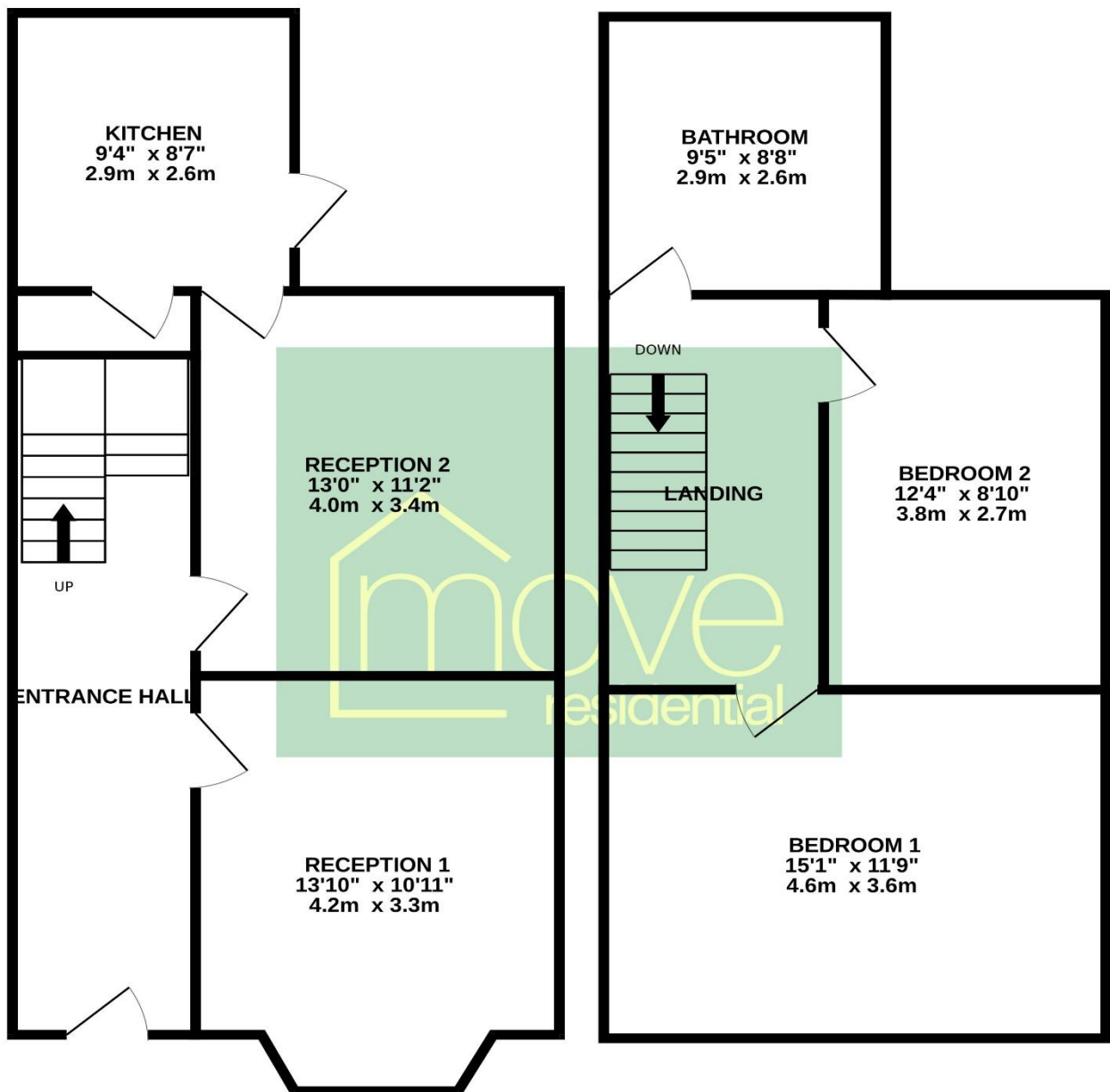
## **Location**

Enjoying the L8 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

## Floor Plan

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.