



Dingle Vale, Dingle, Liverpool, L8 9SJ

- Two Bedroom Terrace Property
- Modernised & Well-Maintained
- Ground Floor Family Bathroom
- Two Spacious Double Bedrooms
- Located in Popular Area of Dingle
- Entrance Hall & Through Lounge
- Newly Installed Modern Kitchen
- Ideal First Time Buyer Property



£150,000







Description

Presenting an opportunity not to be missed for first times buyers or investors looking to expand their portfolio is this brilliant two bedroom mid terrace home, located on Dingle Vale in the popular residential area of Dingle, L8. Following through the entrance hall you are greeted into a spacious through lounge which comfortably accommodates both a sitting and dining area. Enjoying a bay window which bathes the room in natural light, and finished in a fresh contemporary décor featuring wood style flooring, this presents a welcoming social space to relax and enjoy mealtimes with family and friends. This is followed by a recently installed kitchen which is complete with a range of stylish fitted units, complementary worktops, and chic patterned flooring. Concluding the ground floor is a contemporary style three-piece family bathroom suite. The first floor is home to the sleeping accommodation consisting of two generously sized double bedrooms each finished to an excellent standard. Modern and well-maintained throughout, this property promises to make a fantastic future home for a lucky buyer.

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.

EPC Summary

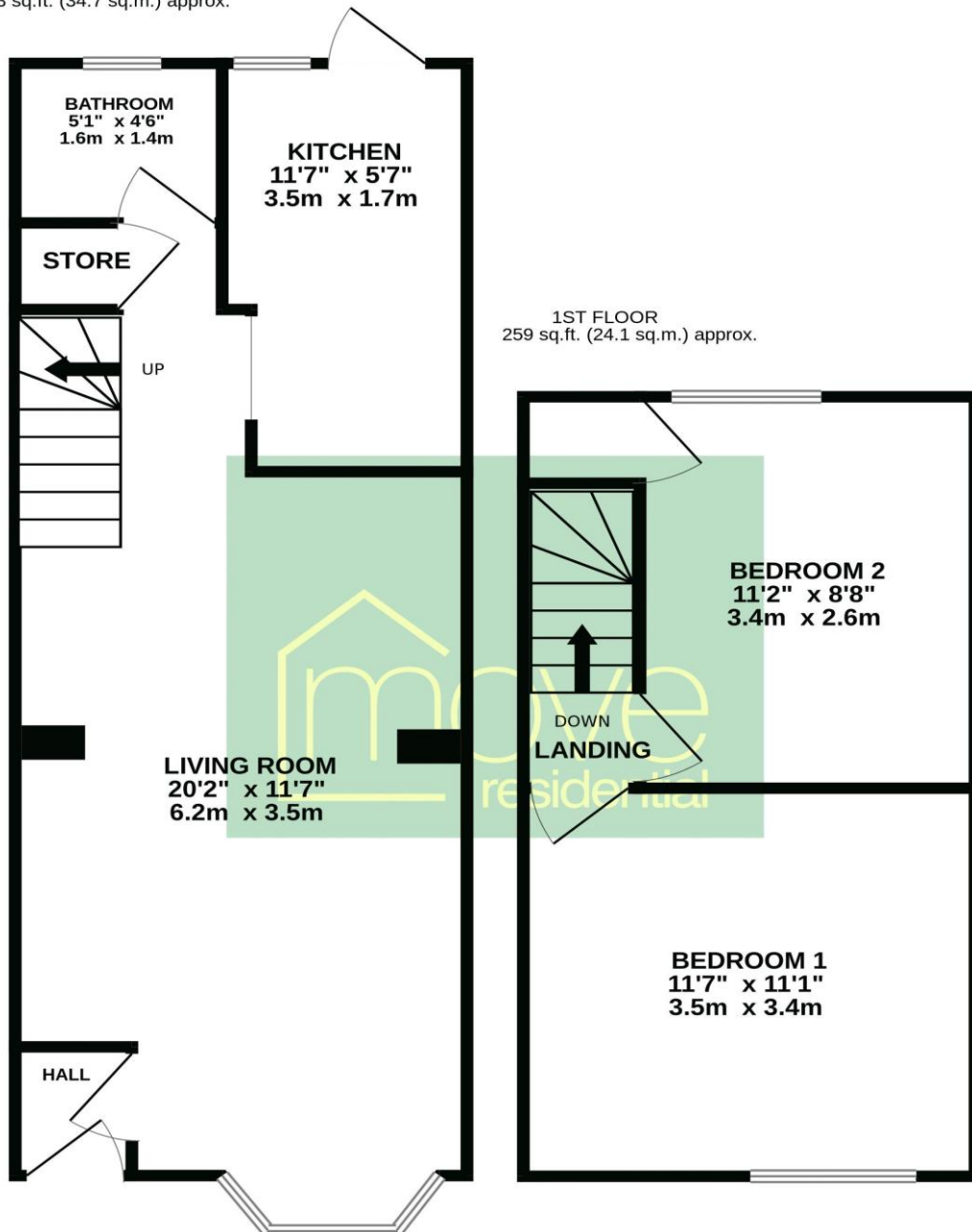
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Floor Plan

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.8 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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