



497 Grafton Street, Liverpool , L8 9TA
Offers in excess of £150,000

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Bluerow Homes are pleased to welcome to the market this three bedroom end terrace property located on the desirable Grafton Street in a popular residential area of Dingle.

The property offers picturesque River views which can be enjoyed from the Lounge and front facing bedroom.

In brief, the property offers character throughout comprising of a bright welcoming hallway, Lounge through to dining room and spacious kitchen and rear yard. The upper level boasts 3 double bedrooms and a family bathroom.

The dwelling is available to both owner occupiers and investors and once modernised offers great potential to add value to the property.

Tenure: Freehold
 Available with no onwads chain
 Viewings highly recommended
 Email lauren@bluerowhomes.co.uk or call 0151 709 9638 for more information or to arrange a viewing,

Council Tax band A

Hallway

Laminate flooring throughout, radiator, stairs to upper level.

Lounge

Carpeted floor throughout, original gas fire place, radiator, Bay window. Open to dining area,

Dining room

Carpeted throughout, radiator, double glazed window, door to kitchen.

Kitchen

Fitted kitchen consisting of wall drawer and base units, plumbing for washing machine, sink, oven and hob, radiator. Tiled floor, Double glazed window and door to rear yard and understairs storage.

Bedroom one

Laminate flooring, original fireplace, 2 double glazed windows overlooking the waterfront. Radiator.

Bedroom two

Carpeted throughout, double glazed window, radiator, boiler cupboard.

Bedroom Three

Carpeted floor, double glazed window and wall radiator.

Bathroom

Tiled walls, fitted suite, consisting of bath, wc and wash hand basin, vinyl flooring double glazed window and wall radiator.

Yard

Artificial grass and gate access to alleyway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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