



## Royston Street, Edge Hill, L7 1PZ

- Delightful Three Bedroom Semi Detached Property
- Generous Proportions and Well Presented
- Modern Kitchen Diner with Fitted Units
- Contemporary Style Three Piece Bathroom Suite
- Located in Popular Residential Area of Edge Hill
- Entrance Hall, Welcoming Family Lounge
- Two Double Bedrooms and Spacious Single Room
- Large Garden to Rear and Driveway to Front



£215,000



The logo for 'move residential' features a stylized house icon above the word 'move' in a lowercase, sans-serif font, with 'residential' in a smaller font below it.

















The logo for 'move residential' is located in the bottom left corner. It features the word 'move' in a large, lowercase, sans-serif font, with a stylized house icon above the letter 'o'. Below 'move' is the word 'residential' in a smaller, lowercase, sans-serif font. The entire logo is set against a dark, semi-transparent rectangular background.



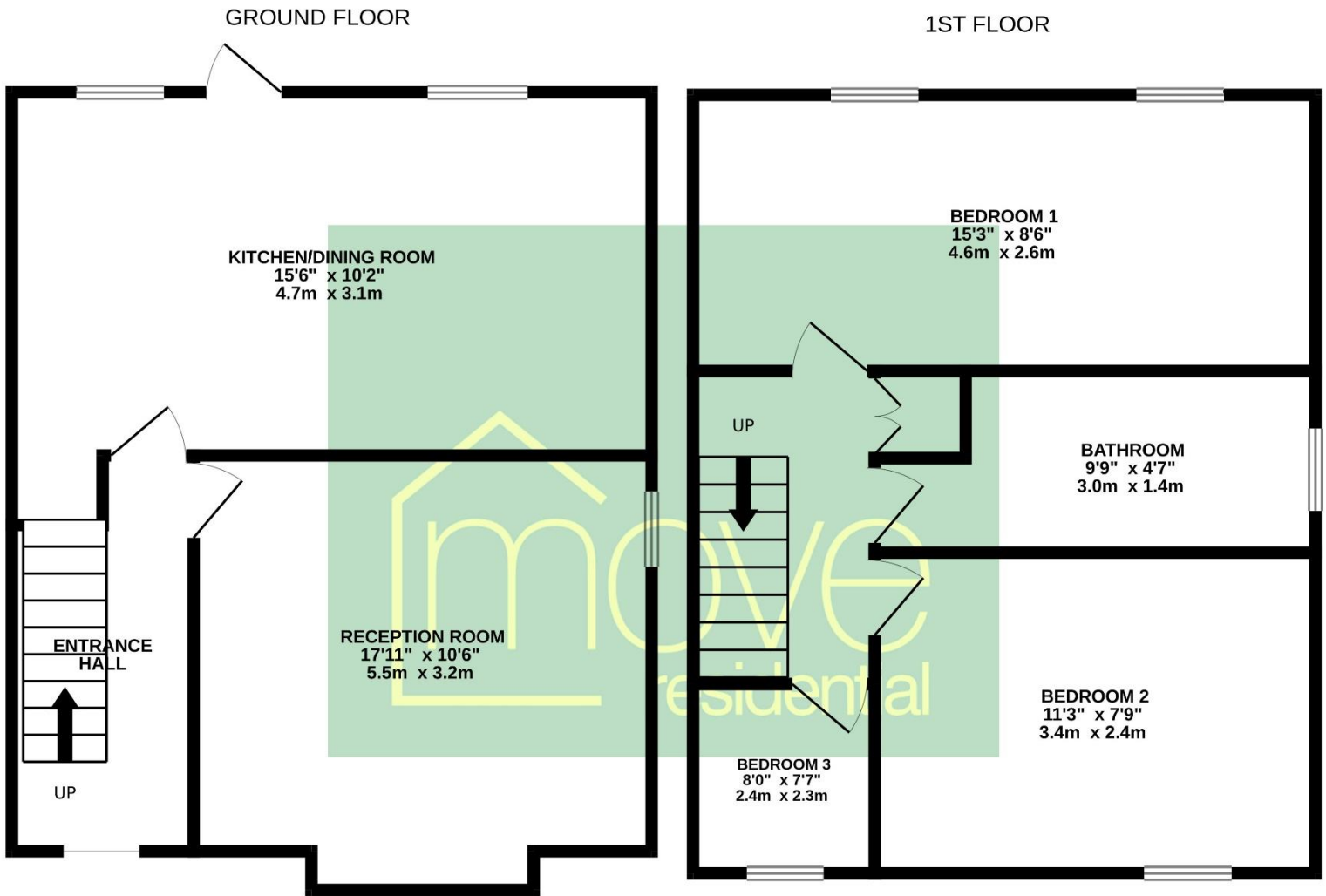
## **Description**

Located on Royston Street in the popular residential area of Edge Hill, L7, is this delightful three bedroom semi detached home, welcomed to the sales market courtesy of appointed agents, Move Residential. Beautifully maintained and offering generous proportions throughout, this would be an ideal purchase for first time buyers or those looking to downsize. Following through the inviting entrance hall, you are led into the bright and welcoming lounge, with an eye-catching feature fireplace at the centre. This leads seamlessly into the modern kitchen diner, boasting an array of stylish fitted base and wall units, and complementary worktops offering plentiful surface space. With ample room for a substantial dining table, this is an ideal space for family mealtimes. Ascending to the first floor, you will find two spacious double bedrooms, finished to a high standard, along with a well-proportioned single room, and a contemporary style, three piece family bathroom suite. Externally, the property further benefits from a large garden to the rear consisting of a neatly manicured lawn as well as an impressive raised decking area running the full length of the garden, making this the ultimate outdoor space for the whole family to enjoy. To the front of the property is a smartly paved driveway providing off road parking.

## **Location**

Edge hill is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescot Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

# Floor Plan



TOTAL FLOOR AREA : 335 sq.ft. (31.1 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		85 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.