



Saxony Road, Kensington, Liverpool, L7 8RU

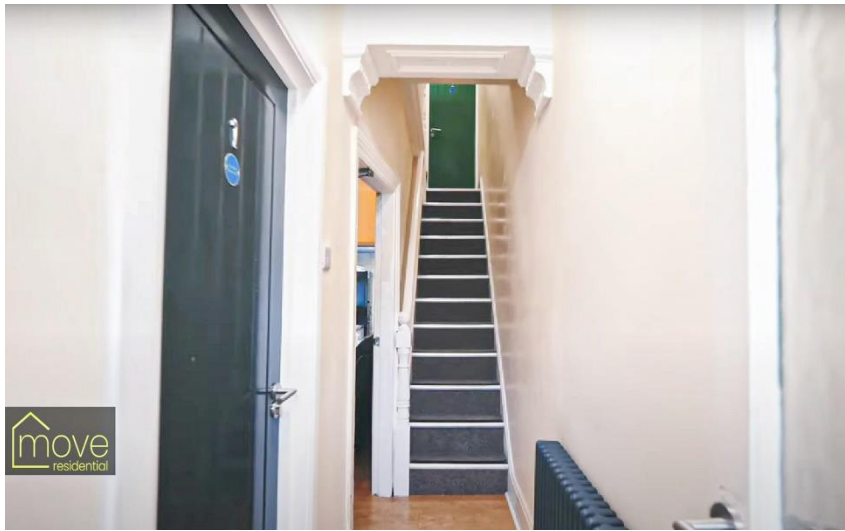
- Four Bedroom Mid Terrace Property
- Achieving Attractive Rental Income
- Four Substantial Double Bedrooms
- Close to City Centre & Universities
- Fantastic Opportunity for Investors
- Communal Lounge & Fitted Kitchen
- Four Piece Family Bathroom Suite
- Double Glazing & Central Heating

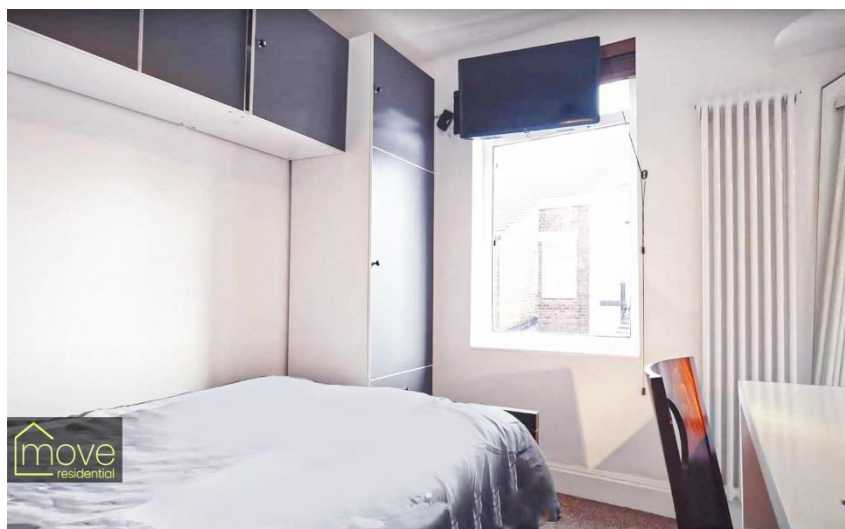
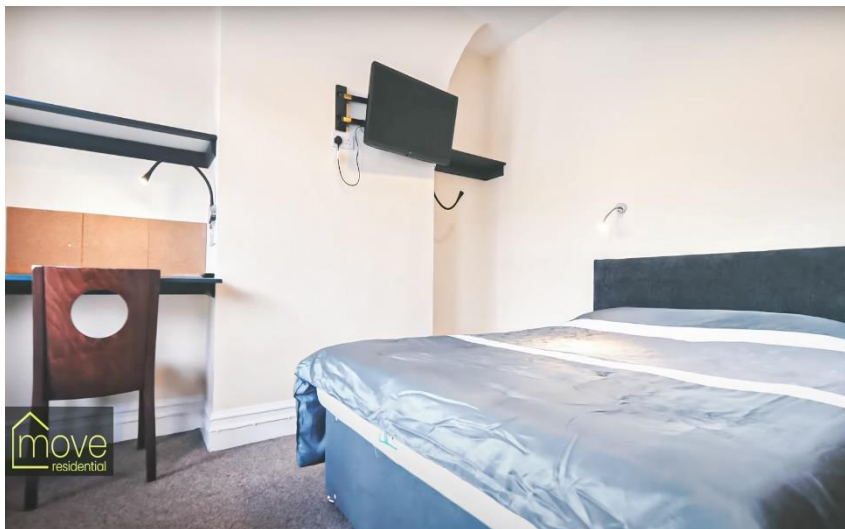


£230,000









Description

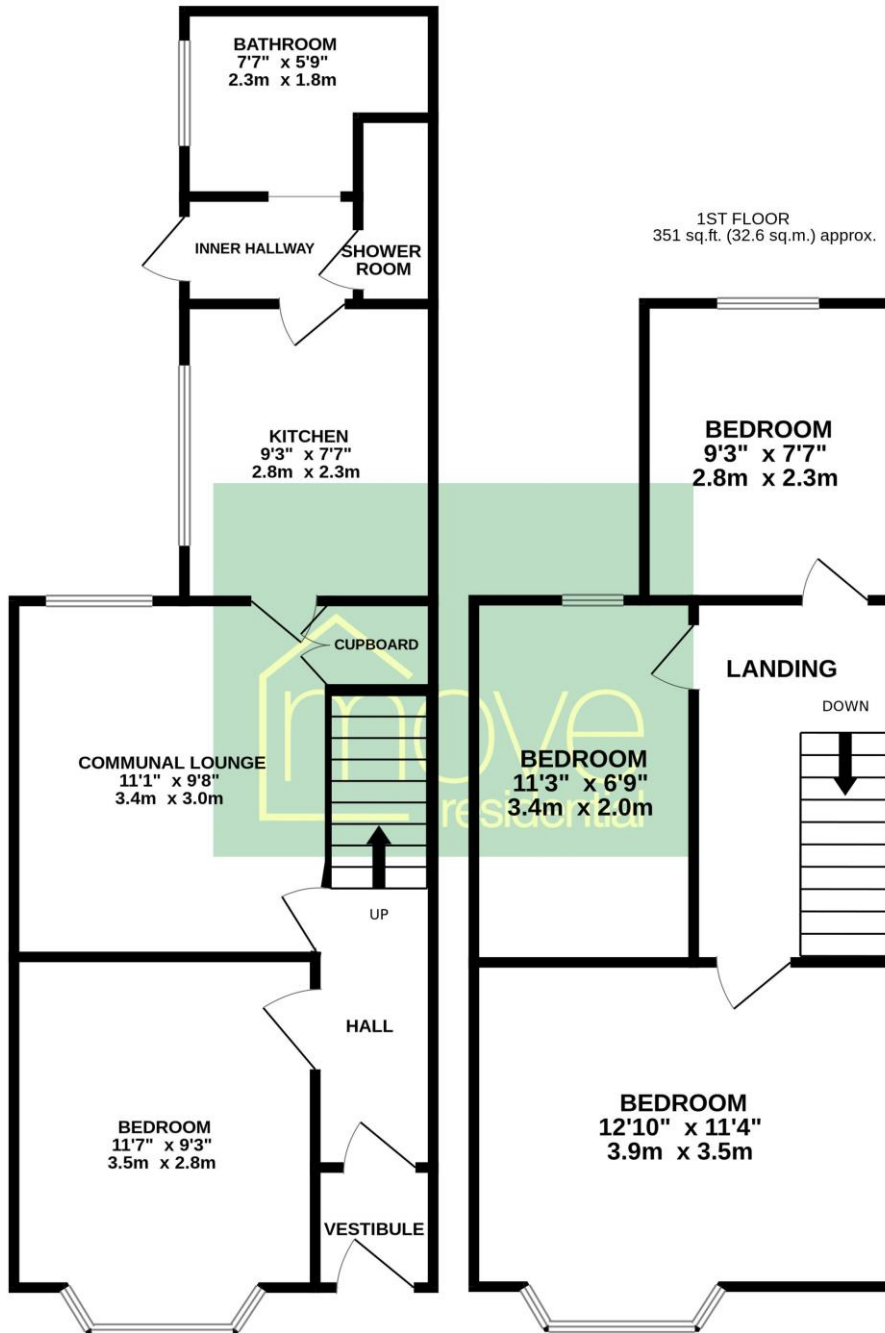
Located on Saxony Road in Kensington, L7 - ideally situated nearby to Liverpool's City Centre, Universities & Hospitals is this substantial four bedroom mid terrace student let property, welcomed to the sales market by Move Residential. An ideal purchase for a buy to let student investor, the property is currently fully let out until June 2025. In brief, the property comprises of; a welcoming entrance hallway, a bright and spacious bay fronted bedroom, a large communal lounge to the rear, a modern fully fitted kitchen with fittings for appliances and a contemporary style, fully tiled three piece family bathroom suite and a convenient separate shower room. To the first floor, you will find a further three generously sized and well presented double bedrooms - each with custom built fitted storage space. Externally, there is an enclosed courtyard to the rear aspect. Further benefits to the property include double glazing and gas central heating throughout. The property also offers the potential to be extended into both the loft and basement, if they wish to increase it to a six bedroom en suite HMO.

Location

Kensington 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 Prescott 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

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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.