



Esher Road, Kensington, Liverpool L6 6DF

- Three Bedroom Mid Terrace Property
- Well-Proportioned & Full of Potential
- Entrance Hall & Bay-Fronted Lounge
- Three Generously Sized Bedrooms
- Located in Popular Area of Kensington
- Ideal for Investors & First Time Buyers
- Second Reception Room & Kitchen
- Three-Piece Family Bathroom Suite



£125,000







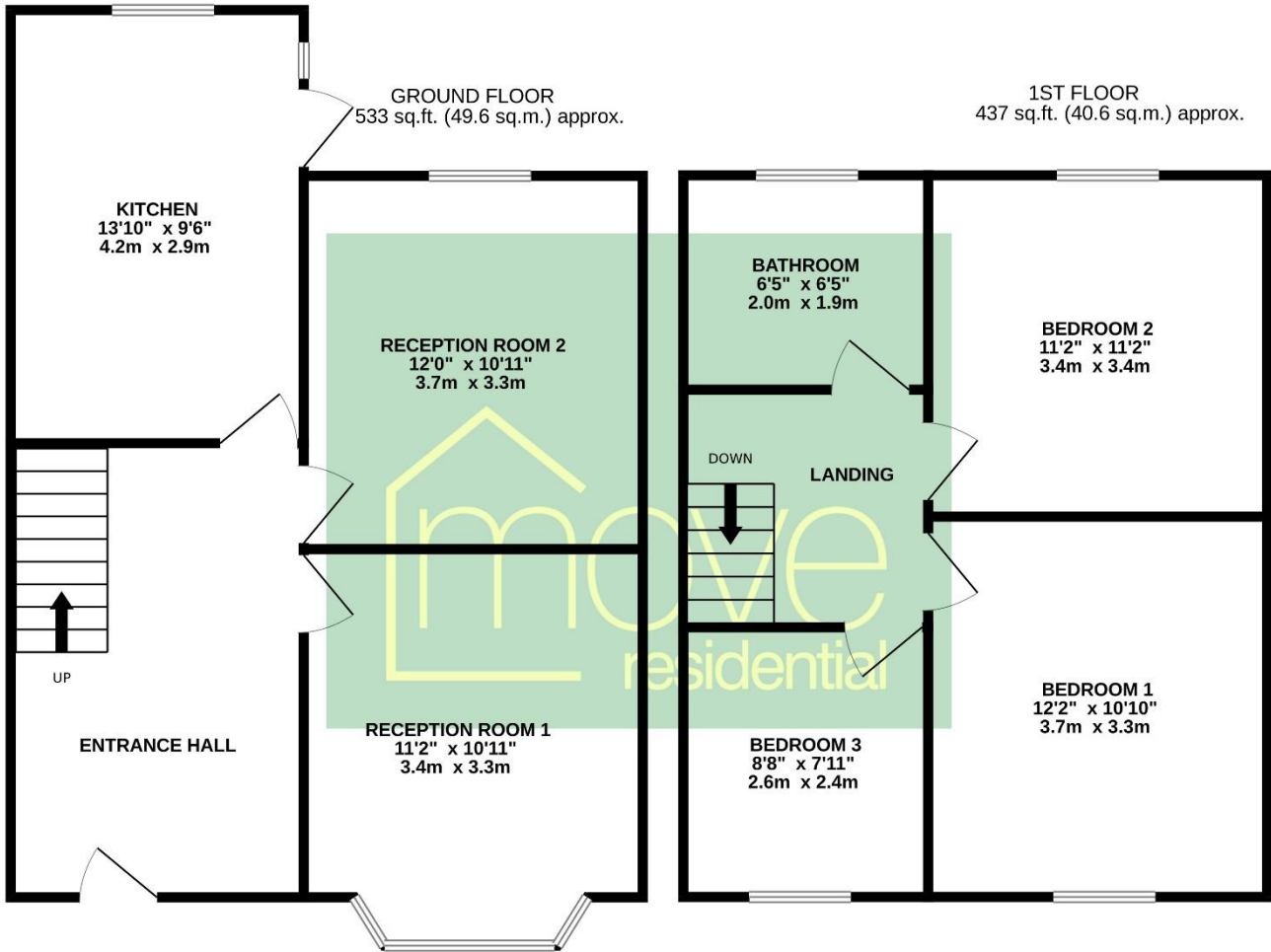
Description

Move Residential are delighted to offer for sale this brilliant three bedroom mid terrace home located on Esher Road in the popular area of Kensington, L6. An ideal purchase for investors or first-time buyers looking for a property they can put their own stamp on, this property offers generous living proportions bursting with potential throughout. Following through the entrance hall, you are led into a spacious bay fronted lounge which presents a welcoming space to relax and unwind, followed by a second substantial reception room which offers a delightful setting for enjoying family mealtimes. Concluding the ground floor is a substantial kitchen complete with a range of fitted base and wall units and plentiful surface space. Continuing up to the first floor you will find two double bedrooms and a well-proportioned single bedroom, each receiving plenty of daylight, and completing the interior of this promising home is a three-piece family bathroom suite.

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 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 : 970 sq.ft. (90.1 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.

Made with Metropix ©2024

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	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.