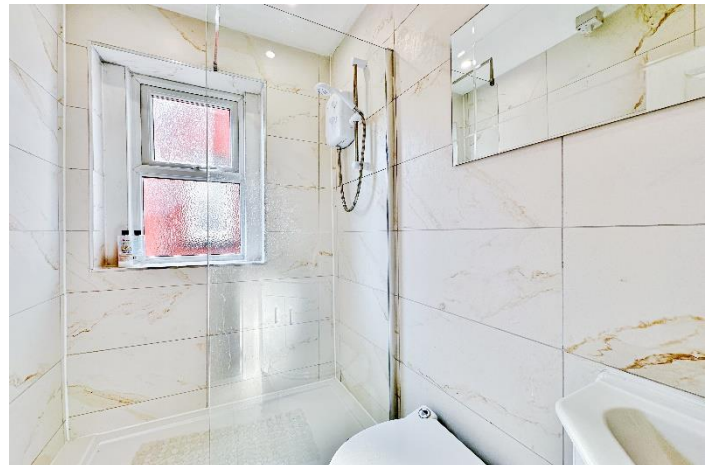




Romer Road, Kensington, Liverpool, L6 6DJ

- Traditional Three Bedroom Terraced Property
- Rare Find - Available with No Onward Chain
- Second Reception Room & Modern Kitchen
- Contemporary Style Family Shower Room
- Opportunity for Investors & First Time Buyers
- Entrance Hall & Bay Fronted Family Lounge
- Three Generously Proportioned Bedrooms
- Low Maintenance Enclosed Yard to Rear

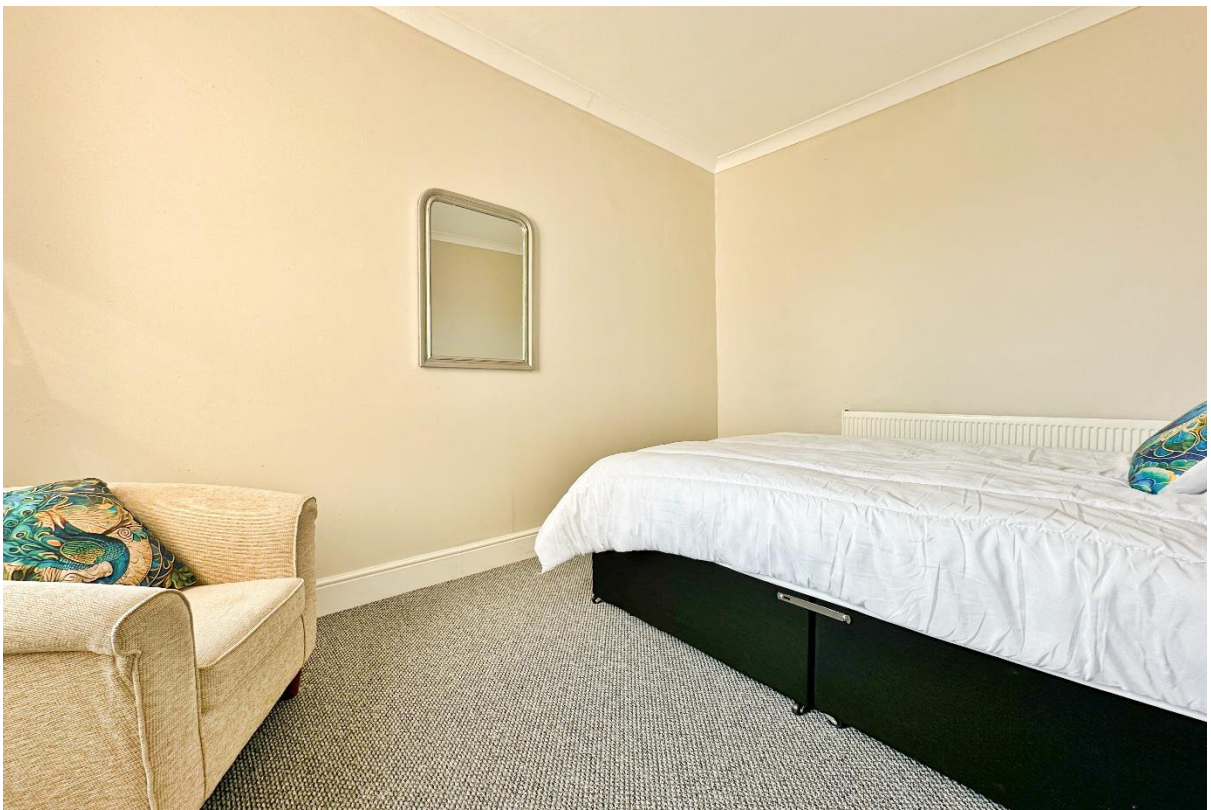


£150,000











Description

Move Residential are delighted to offer for sale this lovely three bedroom mid terrace home, located on Romer Road in the popular residential area of Kensington, L6. Presenting an opportunity not to be missed for first time buyers or investors, this property offers generously proportioned and well-maintained accommodation throughout. Following through the entrance hall you are guided into a bright and spacious family lounge, awash with natural light courtesy of a bay window, leading onto a second substantial reception room which enjoys a tasteful neutral décor. A modern kitchen concludes the ground floor complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. Continuing up to the first floor, you will discover three generously sized bedrooms, each room finished to an excellent standard and flooded with daylight. Accompanying the sleeping accommodation is a luxurious shower room featuring chic marble pattern tiling. Externally, the property further benefits from a sizable enclosed rear yard with access gate, which offers the ideal spot for enjoying al-fresco dining during the warmer months.

Location

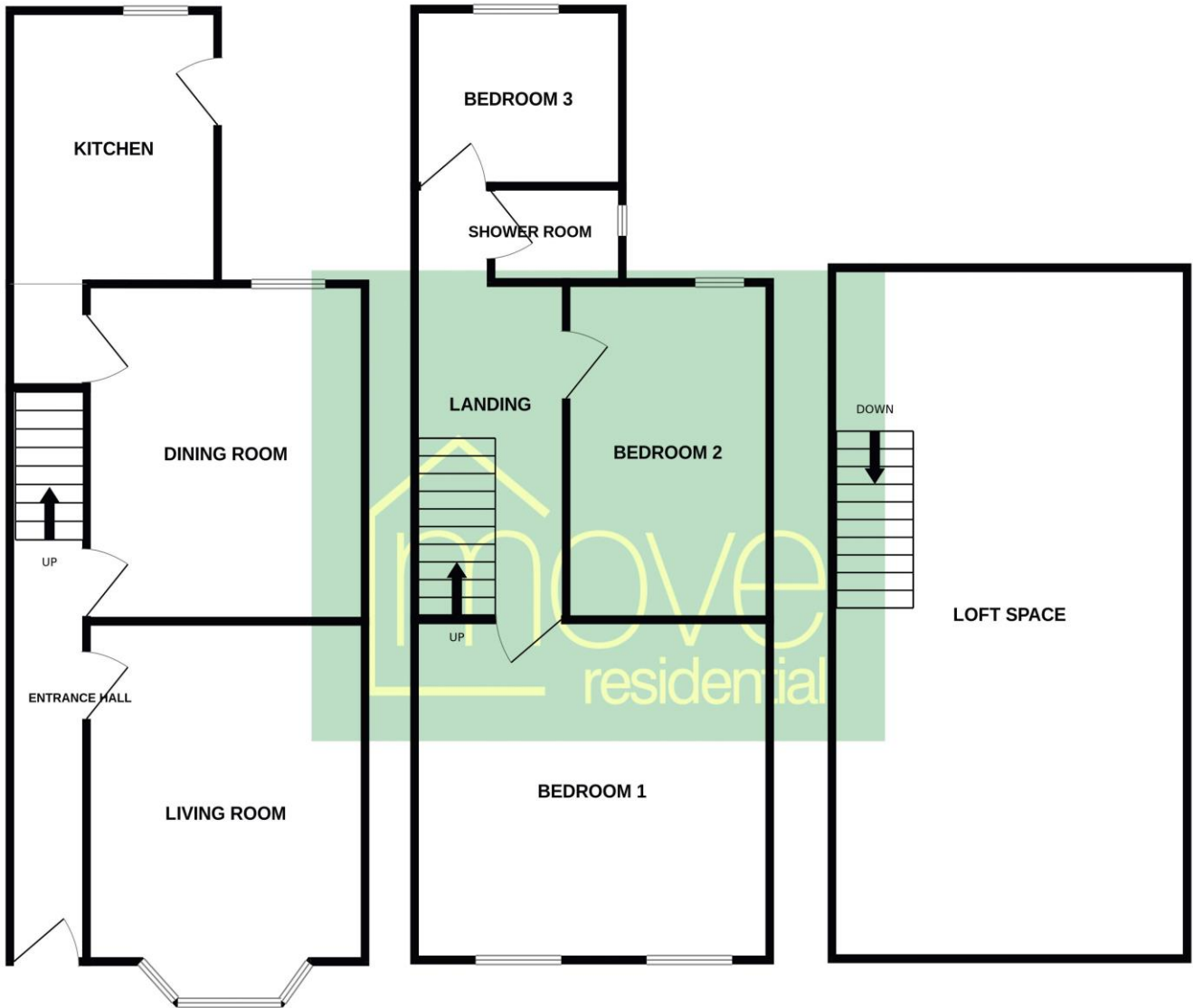
Kensington is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature 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

1ST FLOOR

2ND FLOOR



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		83 B
69-80	C		
55-68	D		
39-54	E	44 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.