



Halsbury Road, Kensington, Liverpool, L6 6DQ

- Three Bedroom Mid Terrace Property
- Generously Proportioned Throughout
- Entrance Hall & Bay-Fronted Lounge
- Three Bedrooms & Bathroom Suite
- Found In Popular Area Of Kensington
- A Fantastic Opportunity For Investors
- Additional Reception Room & Kitchen
- Low-Maintenance Yard To The Rear

£125,000

Description

Arriving at the sales market courtesy of Move Residential is this brilliant three bedroom mid terrace property, located on Halsbury Road in the popular residential area of Kensington, L6. Offering generous living proportions throughout, this presents an opportunity not to be missed for investors or first time buyers. An entrance hall greets you into the property leading through to a spacious bay-fronted lounge, which is then followed by a second substantial reception room, and concluding the ground floor is a sizable kitchen. The first floor offers two double bedrooms, a large single room, and a family bathroom suite. Externally, the property benefits from a low-maintenance enclosed rear yard.

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.

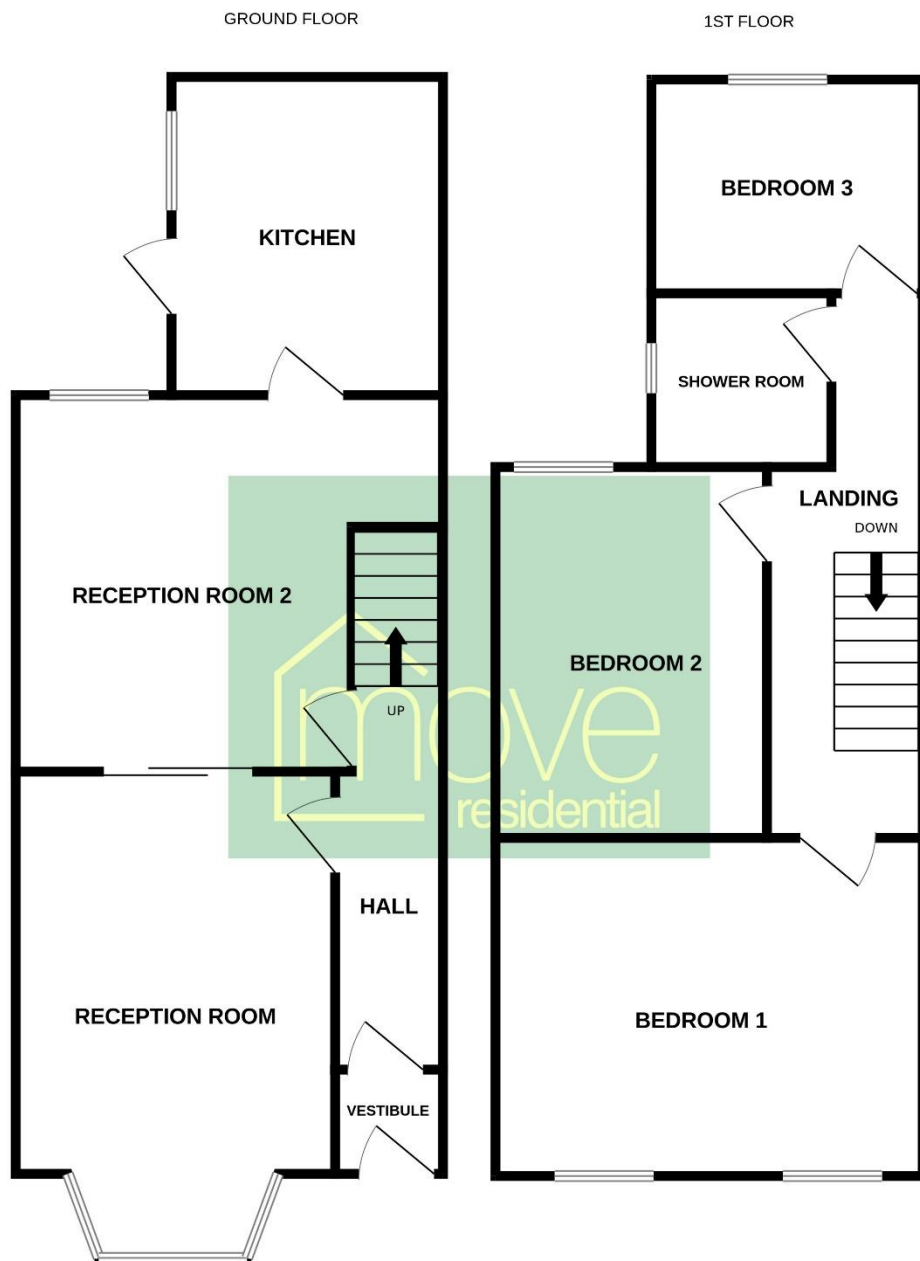
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.

Floor Plan



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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