



## Leopold Road, Kensington, Liverpool, L7 8SR

- Brilliant Three Bedroom Terrace Property
- Available For Sale With No Onward Chain
- Entrance Hall, Through Lounge & Kitchen
- Three Generously Sized Bedrooms & WC
- Located In Residential Area Of Kensington
- Generous & Well-Presented Throughout
- Downstairs Modern Family Shower Room
- Sizable Basement & Enclosed Rear Yard



£180,000







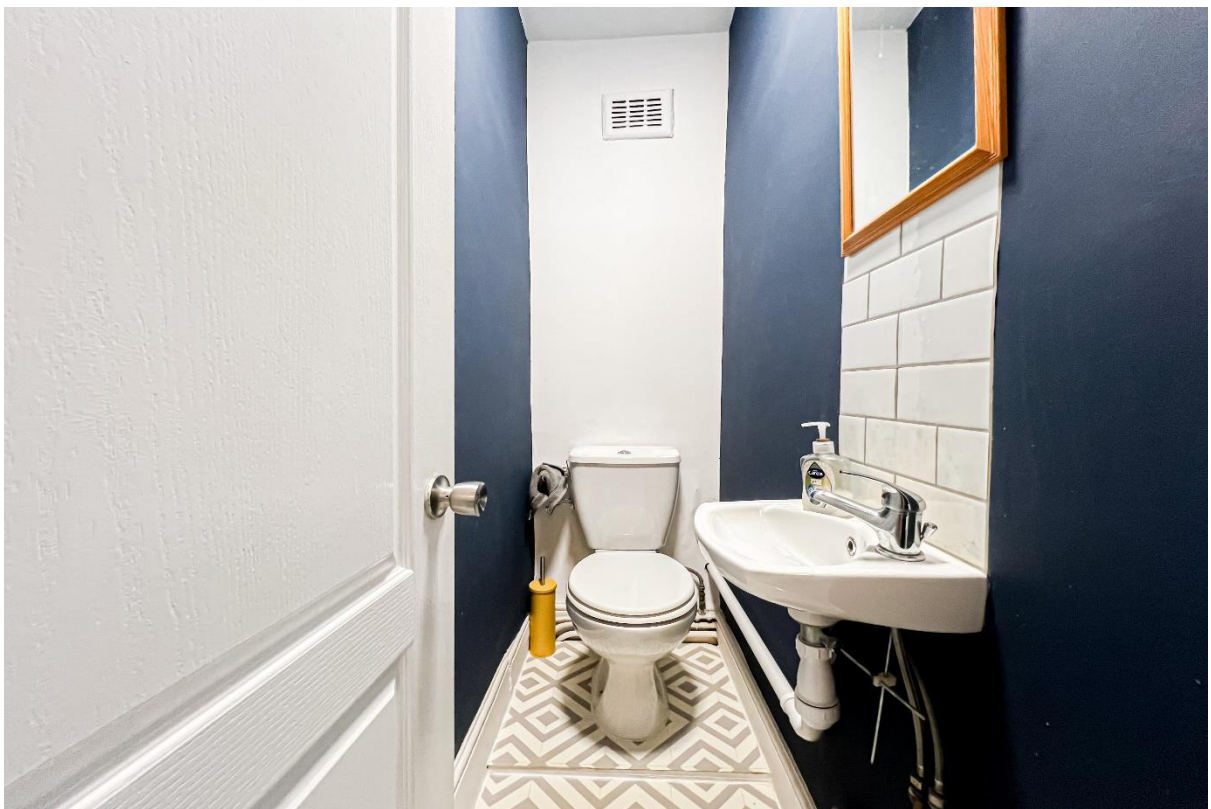
















## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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.

## **Description**

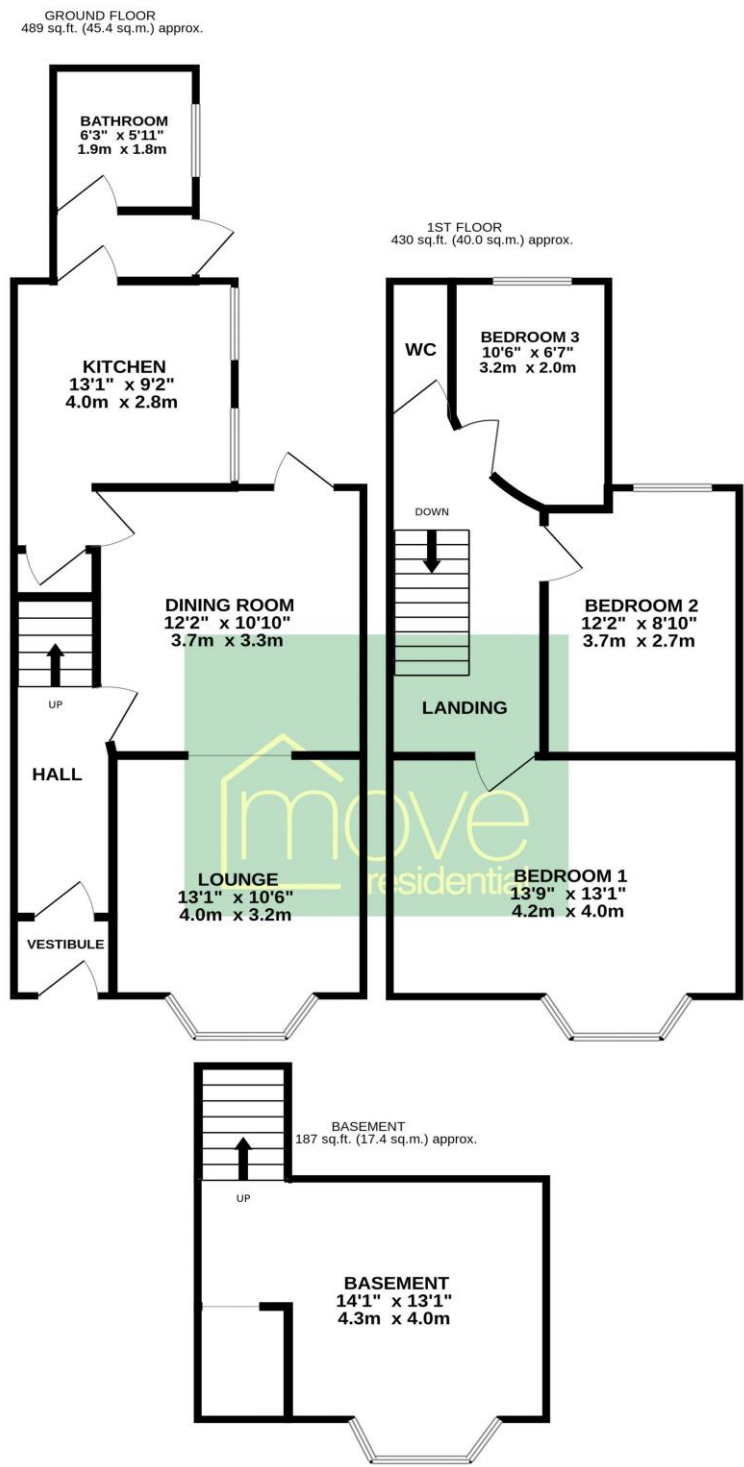
Located on Leopold Road in the popular residential area of Kensington, L7, is this brilliant three bedroom mid terrace home, offered for sale with no onward chain by appointed agents Move Residential. Boasting well-proportioned interiors which have been freshly re-decorated throughout, this promises to make a fantastic purchase for a lucky buyer. Following through the entrance hall, you are led into a bright and spacious bay-fronted through lounge which comfortably accommodates both a sitting and dining area. Finished in a tasteful décor throughout, featuring attractive wood style flooring and an eye-catching fireplace, this presents a welcoming social space to relax and enjoy mealtimes with family and friends. Continuing through you will find a modern kitchen complete with a range of fitted units and complementary worktops providing plentiful surface space, followed by a contemporary style family shower room. Continuing up to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, accompanied by a convenient WC. Completing the interior of a this home is a substantial basement which provides an abundance of additional storage space. Externally, the property further benefits from a low-maintenance yard to the rear.

## **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 : 1106 sq.ft. (102.7 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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