



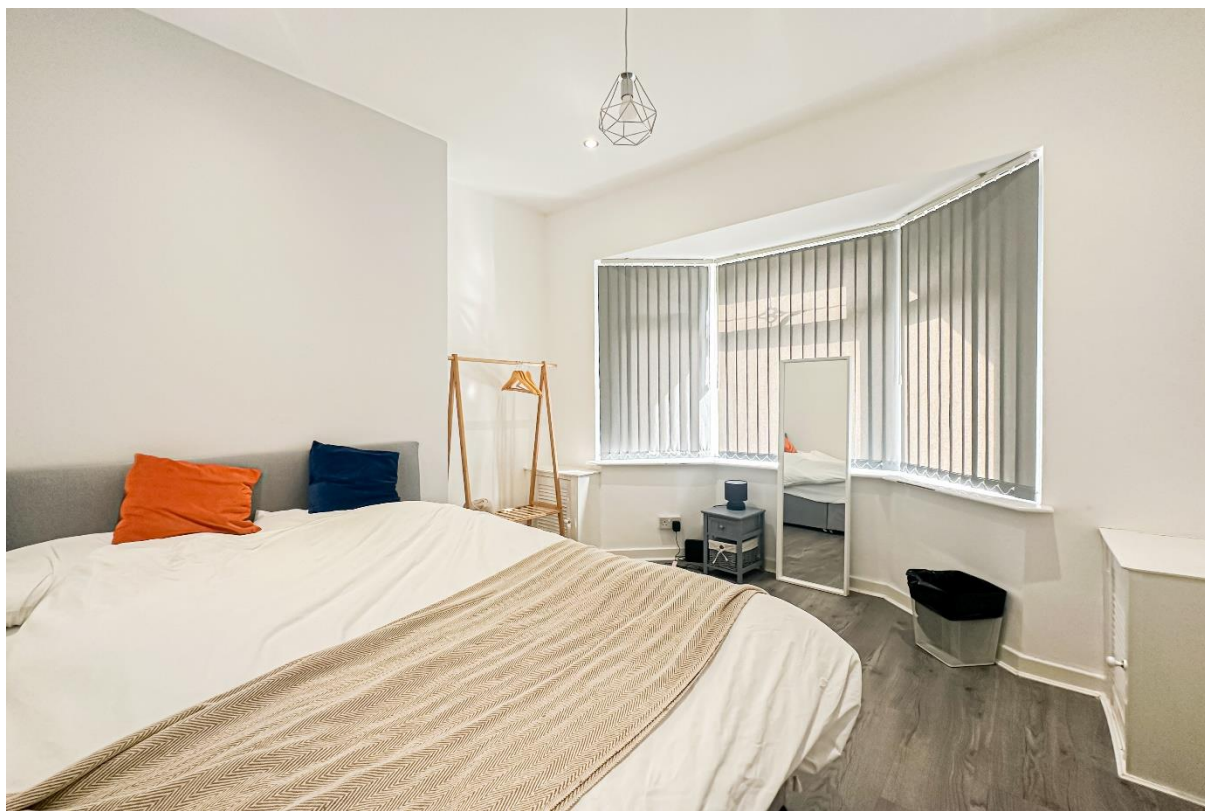
Birstall Road, Kensington, Liverpool, L6 9AH

- Fantastic Four Bedroom Terrace Home
- Unmissable Opportunity For Investors
- Reception Room Into Stylish Kitchen
- Contemporary Style Shower Room
- Located In Popular Area Of Kensington
- Ground Floor Bedroom With Ensuite
- Three Further Substantial Bedrooms
- Also Available As Part Of A Portfolio



£200,000









Description

Guide Price of £180,000 - £200,000

Presenting an opportunity not to be missed for investors is this brilliant four bedroom terrace home located on Birstall Road in the popular residential area of Kensington, L6. Welcomed to the sales market by appointed agents Move Residential, this property boasts generous living proportions which have been modernised to a high standard throughout. Achieving an annual income of £16,800 through Airbnb, this promises to make an ideal purchase for those looking to expand their portfolio. The property consists in brief of a ground floor bedroom which enjoys a bay-window and the added luxury of a deluxe ensuite shower room, along with a spacious reception room which flows seamlessly into a stylish kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. The first floor offers three substantial and beautifully presented bedrooms, each boasting attractive wood style flooring, accompanied by a contemporary shower room.

The property is available both individually and as part of a portfolio - please ask the agent for further details.

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 : 1001sq.ft. (93.0 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		88 B
69-80	C		
55-68	D	67 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.