



Guelph Street, Kensington, Liverpool L7 8RA

- Promising Three Bedroom Terrace Home
- Well-Proportioned & Plenty Of Potential
- Entrance Hall & Two Reception Rooms
- Three Bright & Substantial Bedrooms
- Located In Popular Area Of Kensington
- Ideal For First Time Buyers & Investors
- Fitted Kitchen & Downstairs Bathroom
- Low-Maintenance Enclosed Rear Yard



Offers in Excess of £180,000











Description

Move Residential are delighted to present to the sales market this promising three bedroom mid terrace property, located on Guelph Street in the popular residential area of Kensington, L7. Boasting generous living proportions which are bursting with potential throughout, this presents an opportunity not to be missed for those searching for a home they can put their own stamp on. The property consists in brief of a spacious bay-fronted lounge, followed by a second substantial reception room, and a sizable fitted kitchen, leading through to a three-piece family bathroom suite. The first floor is home to three generously sized bedrooms, each receiving plenty of natural light. Externally, the property further 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 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.

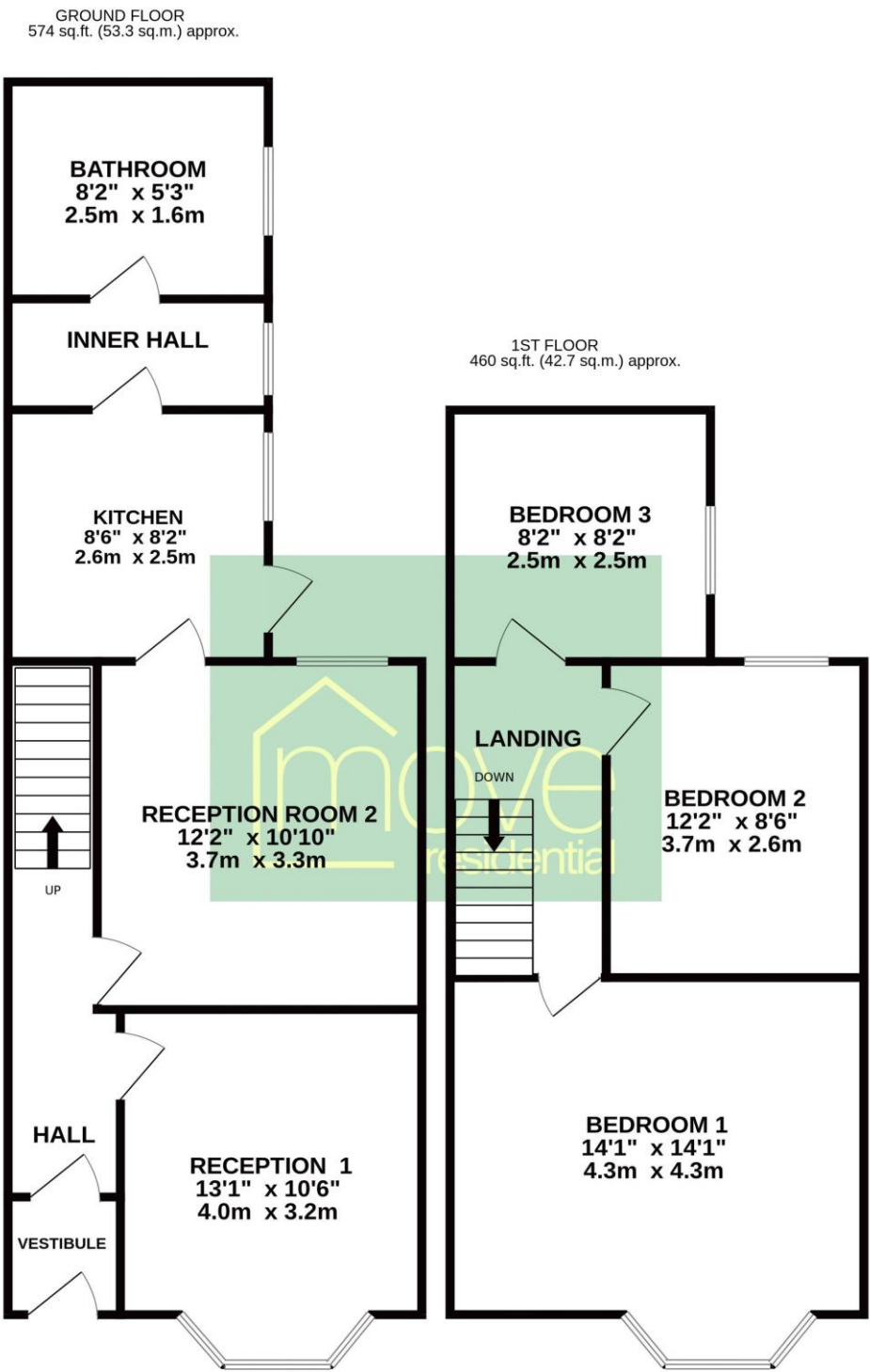
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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