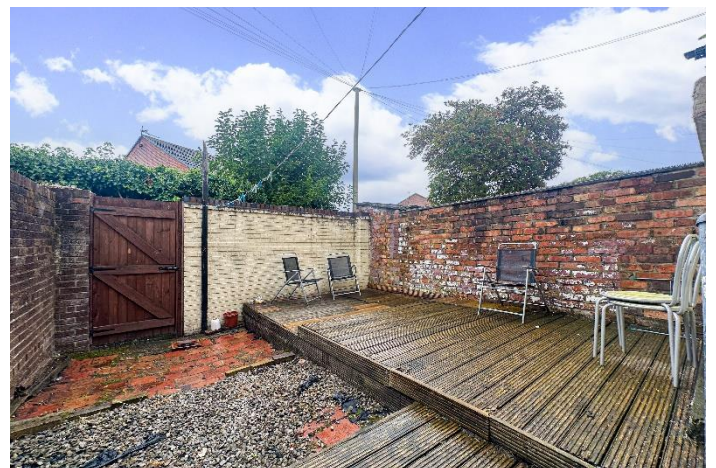




Boaler Street, Kensington, Liverpool, L6 9DH

- Fantastic Four Bedroom Terrace Property
- Investment Opportunity Not To Be Missed
- Entrance Hall, Reception Room & Kitchen
- Sizable Three-Piece Family Bathroom Suite
- Located In Residential Area Of Kensington
- Generously Sized With Plenty Of Potential
- Three Double Bedrooms & A Large Single
- Low-Maintenance Enclosed Yard To Rear



Offers Over £160,000









EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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.

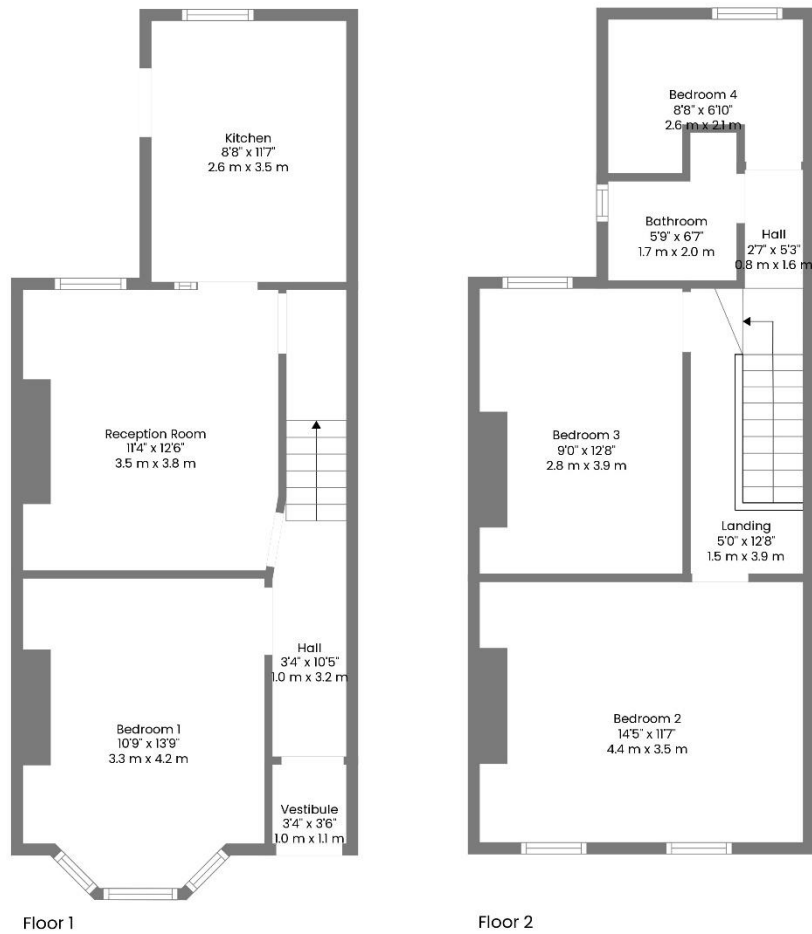
Description

Located on Boaler Street in the popular residential area of Kensington, L6, is this fantastic four bedroom mid terrace property, welcomed to the sales market by appointed agents Move Residential. Having been consistently rented for the past decade, initially as an AirBnb and then as a student let achieving an income of £9,000 to £11,000 over a 10 monthly basis, this presents an opportunity not to be missed for investors looking to expand their portfolio. An entrance hall greets you into the property, leading through to a spacious bay-fronted ground floor bedroom, followed by a substantial reception room, and then a fitted kitchen. Continuing up to the first floor you will find two further generously sized double bedrooms and a well-proportioned single room, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance rear yard complete with decking, offering the ideal spot for enjoying al-fresco dining.

Location

Kensington is always popular with investors who see the potential in the area's on going regeneration. Located in close proximity to the City Centre, with the vibrant Bold Street just a short drive away, as well as both Universities and the Royal Liverpool Hospital, this property is ideally situated for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the 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



TOTAL: 927 sq. ft, 87 m2

FLOOR 1: 469 sq. ft, 44 m2, FLOOR 2: 458 sq. ft, 43 m2
EXCLUDED AREAS: WALLS: 103 sq. ft, 8 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.