



Saxony Road, Kensington, Liverpool, L7 8RU

- Fantastic Three Bedroom Mid Terrace Property
- An Investment Opportunity Not To Be Missed
- Entrance Hall & Bay-Fronted Reception Room
- Ground Floor Contemporary Family Bathroom
- Located In The Residential Area Of Kensington
- Re-Furbished To A High Standard Throughout
- Dining Room & Newly Installed Fitted Kitchen
- Three Bright & Well-Proportioned Bedrooms



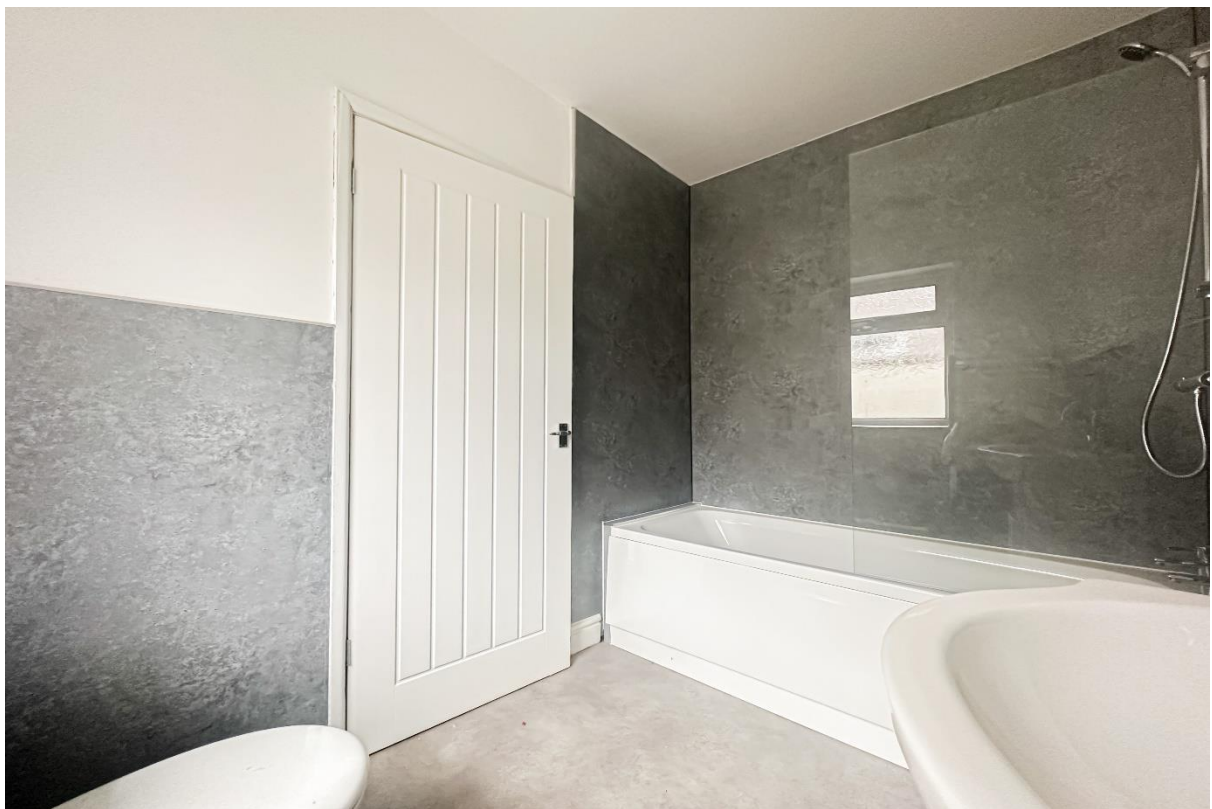
£195,000











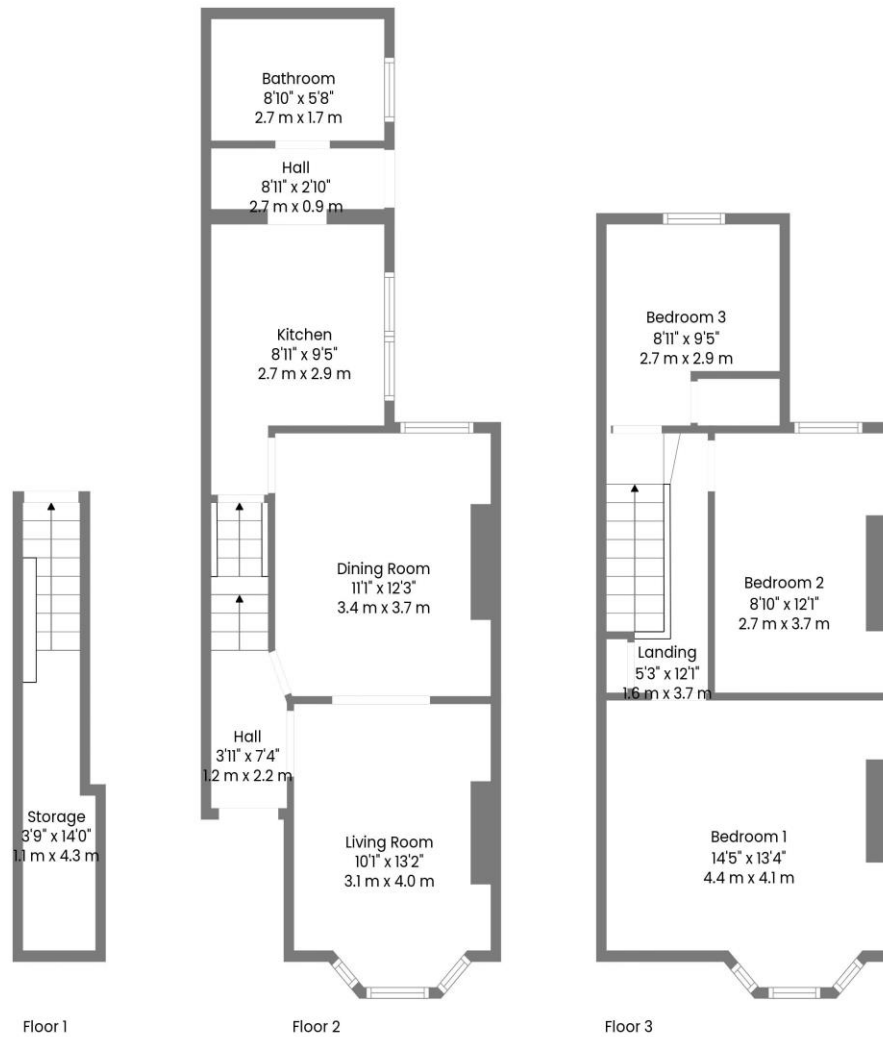
Description

Arriving at the sales market courtesy of appointed agents Move Residential is this fantastic three bedroom mid terrace home, located on Saxony Road in the popular residential area of Kensington, L7. Having been fully refurbished to a high standard throughout, this property presents an opportunity not to be missed for investors looking to expand their portfolio, or residential buyers searching for a home that is ready to move into right away with no work required. An inviting entrance hall greets you into the property, leading through to two spacious and beautifully presented reception rooms, the front lounge enjoying a bay window. Following this is a newly installed stylish modern kitchen and concluding the ground floor is a recently fitted contemporary three-piece family bathroom suite. Continuing up to the first floor, you will find three well-proportioned and impeccably finished bedrooms, featuring plush carpeting and receiving plenty of natural light.

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: 945 sq. ft, 88 m2

BELOW GROUND: 0 sq. ft, 0 m2, FLOOR 2: 501 sq. ft, 47 m2, FLOOR 3: 444 sq. ft, 41 m2
EXCLUDED AREAS: STORAGE: 68 sq. ft, 6 m2, WALLS: 133 sq. ft, 13 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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.