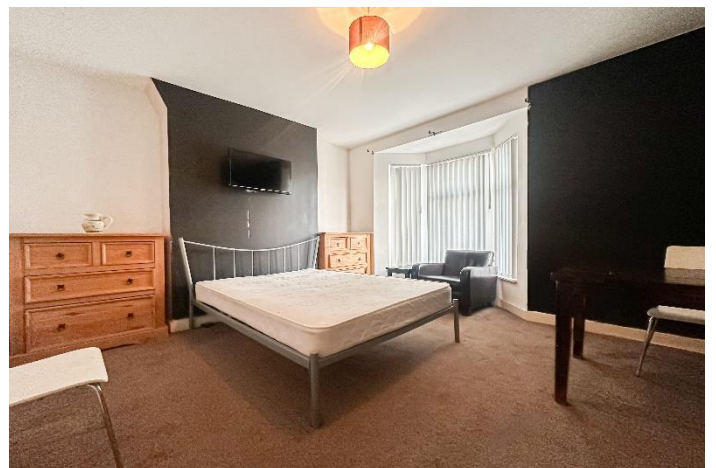




Sheil Road, Kensington, Liverpool, L6 3AB

- Fantastic Six Bedroom Mid Terrace Home
- Investment Opportunity Not To Be Missed
- Entrance Hall & Open Plan Kitchen Diner
- Two Contemporary Style Shower Rooms
- Located In Residential Area Of Kensington
- Spacious & Well-Maintained Throughout
- Six Generously Sized Double Bedrooms
- Low-Maintenance Enclosed Yard To Rear



£220,000









Description

Presenting an opportunity not to be missed is this six bedroom mid terrace home located on Sheil Road in the popular residential area of Kensington, L6. Boasting generous and well-maintained living proportions arranged over three floors, appointed agents Move Residential are confident this will make an ideal purchase for those looking to expand their portfolio. An entrance hall greets you into the property, leading through to two spacious ground floor bedrooms, the front room benefitting from a bay window. Following this is an extended kitchen diner complete with a range of fitted base and wall units, plentiful worktop space, and ample room to accommodate a dining table, offering a social setting for sharing mealtimes and cooking in company. The first floor offers three bright and generously sized bedrooms, accompanied by a contemporary style family shower room. At the pinnacle of the property, the second floor is home to the sixth and final bedroom, illuminated by a skylight, along with a second modern shower room. Externally, the property further benefits from a low-maintenance yard.

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: 1384 sq. ft, 129 m2

1st floor: 602 sq. ft, 56 m2, 2nd floor: 539 sq. ft, 50 m2, 3rd floor: 243 sq. ft, 23 m2

EXCLUDED AREAS: ATTIC: 65 sq. ft, 6 m2, WALLS: 109 sq. ft, 10 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		81 B
69-80	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.