



Albany Road, Kensington, Liverpool, L7 8RJ

- Fantastic Five Bedroom End Terrace Home
- Investment Opportunity Not To Be Missed
- Entrance Hall & Two Downstairs Bedrooms
- Three Further Bright & Spacious Bedrooms
- Located In The Popular Area Of Kensington
- Generous & Well-Maintained Throughout
- Open Plan Kitchen, Dining & Living Space
- Bathroom Suite & Additional Shower Room



Offers in the Region Of £295,000











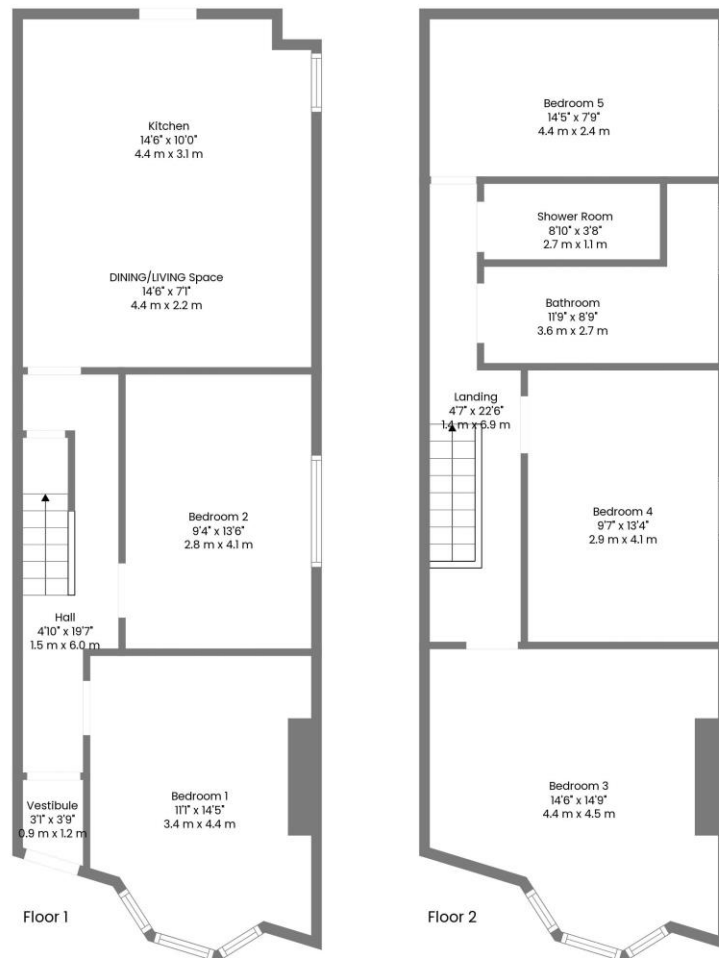
Description

Presenting an opportunity not to be missed for investors is this fantastic five bedroom HMO property, located on Albany Road in the popular residential area of Kensington, L7, introduced to the sales market by appointed agents Move Residential. Boasting generous and well-maintained living proportions throughout, this property is fully let until June 2026 achieving an income of £29,330 over the eleven month term, promising to make an ideal purchase for those looking to expand their investment portfolio. An entrance hall greets you into the property, leading through to the first of two bright and spacious bedrooms, each enjoying attractive wood-style flooring. To the rear is a living and dining space, which opens out into a modern kitchen complete with a range of fitted base and wall units and plentiful worktop space, presenting a delightful social setting for sharing mealtimes and cooking in company. The first floor is home to the three remaining substantial and well-presented bedrooms, each flooded with daylight, accompanied by a contemporary style three-piece family bathroom suite along with an additional deluxe shower room.

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.

Floor Plan



TOTAL: 1261 sq. ft, 117 m2

FLOOR 1: 629 sq. ft, 58 m2, FLOOR 2: 632 sq. ft, 59 m2

WALLS: 120 sq. ft, 11 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		86 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.