

19 Sheil Road, Kensington, Liverpool, L6 3AB

- Five Bedroom Mid Terrace HMO Property
- Fantastic Location - Close to City Centre & Universities
- Generous Bedroom Accommodation
- Great Investment Opportunity
- Available for Sale with No Onward Chain
- Open Plan Lounge, Kitchen & Diner
- Double Glazing & Gas Central Heating



£200,000















## **Description**

Move Residential is pleased to offer for sale this five bedroom HMO Property located on Sheil Road in Kensington, L6. Available for sale with no onward chain, the property would be an ideal purchase for a buy to let investor looking to expand their portfolio. The property is conveniently located close to Universities and the City Centre. In brief, the property comprises; an entrance hallway, a bay fronted reception room (potential to be used as additional bedroom), and an open plan communal lounge, kitchen and diner. To the first floor, there are two double bedrooms and a three piece shower room suite. At the pinnacle of the property, to the second floor, there are a further two double bedrooms. Further benefits include double glazing, gas central heating and an enclosed yard to the rear.

## **Location**

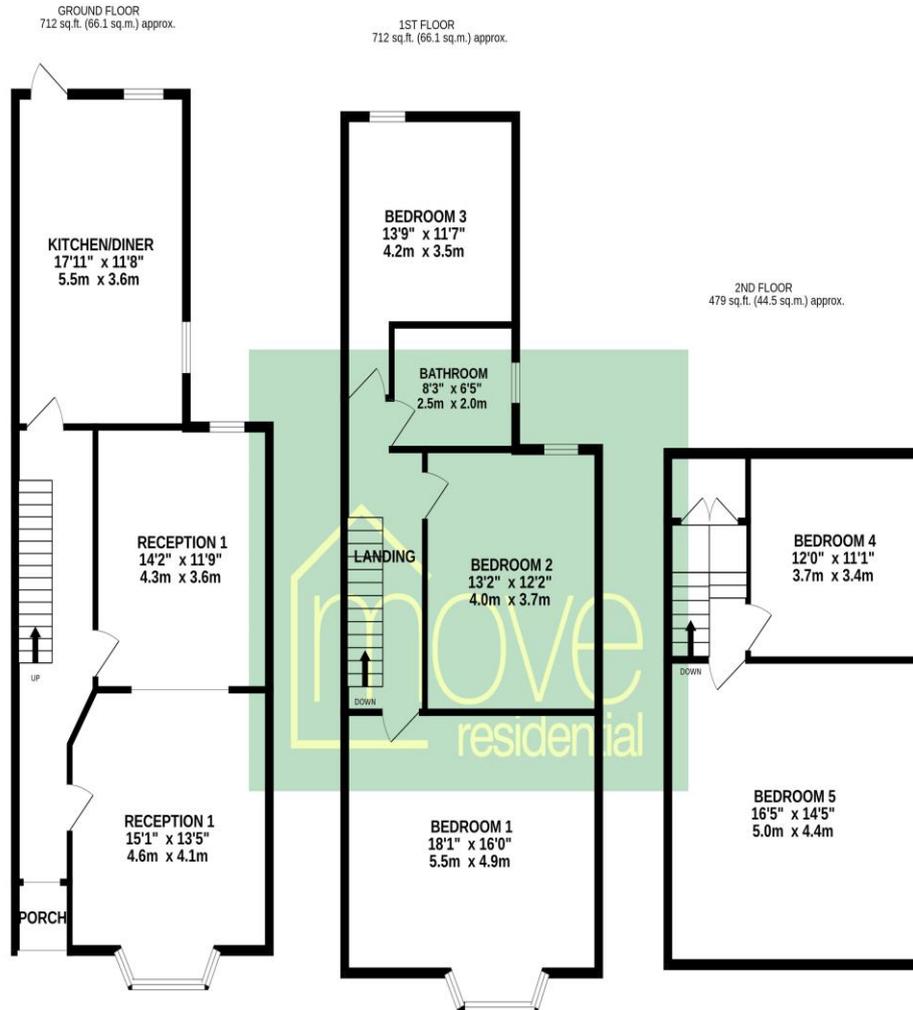
Kensington is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature 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**

**Floor Plan**



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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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### 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.