



FOR SALE

128 Sheil Road,
Liverpool, L6 7UA

- Freehold Residential Investment
- Well Connected
- Scope to Regear
- Gross Income: £27,780 per annum

FOR SALE

128 Sheil Road, Liverpool, L6 7UA



Location

The subject property is located in the Kensington area of Liverpool, approximately 1.5 miles east of the city centre. The property occupies a prominent position on the southern side of Sheil Road (B5188), a busy thoroughfare connecting Kensington with the Edge Lane corridor and wider road network. The surrounding area is predominantly residential, comprising a mix of traditional terraced housing, HMOs, and private rental properties. The location is popular with students, young professionals, and families due to its proximity to the University of Liverpool and Liverpool John Moores University, both within 1.5 miles. Local amenities are available along Sheil Road and nearby Kensington High Street, with larger retail and leisure facilities at Edge Lane Retail Park and Liverpool city centre. The area benefits from good public transport links, with frequent bus services and Edge Hill railway station approximately 0.7 miles to the south.

The Property

The subject property comprises a substantial, traditionally built Victorian end-terrace, originally constructed as a single dwelling and now converted to provide four self-contained flats arranged over three storeys. The building is of solid red brick construction beneath a pitched natural slate roof, with brick chimneys to either gable with architectural features include stone lintels and cills, a bay window at ground floor level, and decorative detailing typical of the period. Internally, the property comprises two one-bedroom flats on the ground floor and one two-bedroom flat to each of the upper floors with split services.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Ground Floor

Flat A (IPMS 2): 60 sq.m (645 sq.ft)

Flat B (IPMS 2): 60 sq.m (645 sq.ft)

First Floor

Flat C (IPMS 2): 91 sq.m (980 sq.ft)

Second Floor

Flat D (IPMS 2): 107 sq.m (1,152 sq.ft)

Tenancy Information

We understand that all occupiers are on 6 month Assured Shorthold Tenancy Agreements with the rent as follows;

Flat A: £575 per calendar month.

Flat B: £550 per calendar month.

Flat C: £595 per calendar month.

Flat D: £595 per calendar month

Tenancy documentation available upon request.

Tenure

We understand the property is held Freehold,

EPC

Each property has an Energy Performance Rating of C-E. Full copies of the EPCs are available upon request.

Council Tax

Interested parties should make their own enquiry of Liverpool City Council on 0151 233 3008 or www.liverpool.gov.uk/council-tax

Guide Price

£275,000

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 /

Contact: Tom Pearson

(tom.pearson@skrealestate.co.uk)