



1a Wrenbury Street, Liverpool

Guide Price £175,000 Freehold

3 bedroom terraced house for sale

Description

Currently let until June 2026 and re-let for the next academic year until June 2027.

This fully furnished 3-bedroom property has been recently refurbished, with a recent bathroom upgrade and the kitchen updated for modern living.

Why You'll Love It:

- Spacious Bedrooms: Three generous, fully furnished bedrooms designed for comfort and study.
- Social Living: Relax in the inviting lounge, perfect for downtime or group study sessions.
- Modern Kitchen: Fully equipped with all essential appliances for effortless cooking.
- Possibility to extend into the yard area to add more bedrooms/space.

Prime Location:

- Situated in the student area of Kensington, just a short walk from the University of Liverpool, LJMU, local shops, cafes, and nightlife. Excellent transport links make commuting around the city easy, putting both study and social life within reach.

This property offers the perfect balance of comfort, convenience, and student lifestyle.



**Available From
July 2026**

Sales & Lettings

Current rent of £1,689.99/mth - giving a yield of 11%.

Next year rent of £1560/mth - giving a yield of 10.4%

Property has been an HMO since prior to the Article 4 Directive in June 2021.

Council Tax Band: A (Liverpool City Council (LCC))

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

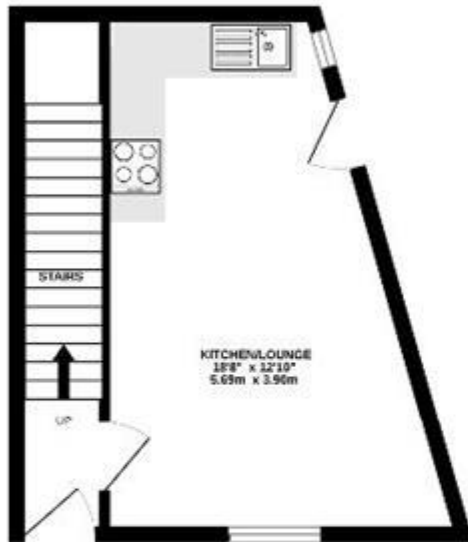
Sewerage: Mains

Broadband: Cable

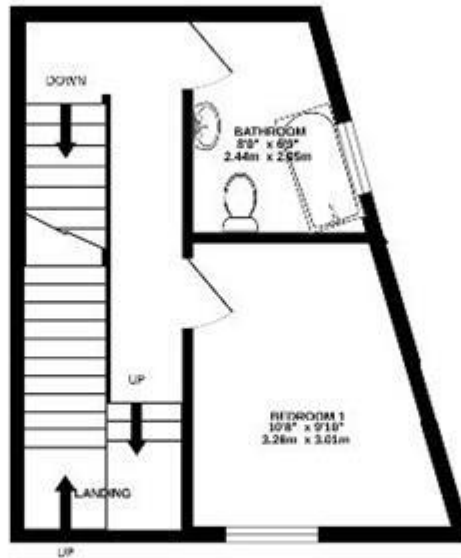
Tenure

Freehold

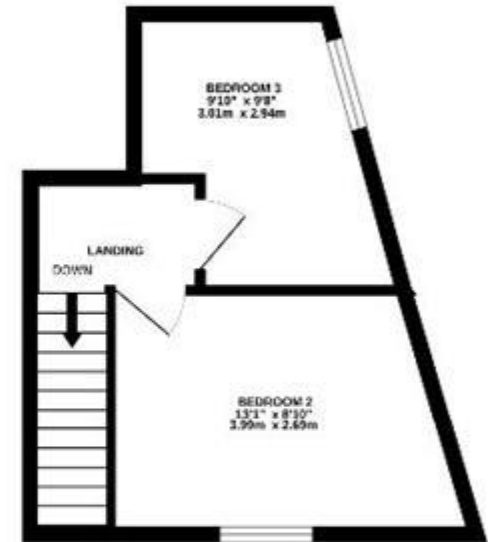
GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.5 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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