28 Cumpsty Road, Liverpool, L21 9JA

Offers Over £150,000

NO CHAIN & FREEHOLD this 3 bedroom end-terrace property presents an excellent opportunity for first-time buyers and investors alike, particularly those seeking a home with scope to add value.

Occupying a larger-than-average plot for the street, the property benefits from potential to extend to the side, subject to the necessary consents, making it a standout option for buyers looking to enhance and personalise a home. To the rear is a brick-built store room/garage, providing useful storage or further development potential.

The accommodation comprises a front facing lounge and a spacious dining kitchen, offering a practical layout with clear potential for modernisation. While the property is in need of updating, key improvements have already been made, including a boiler installed in 2015 and replacement windows fitted in 2017.

To the first floor are three bedrooms, consisting of two generous double bedrooms, one to the front and one to the rear, and a further L-shaped single bedroom also to the front aspect. The bathroom and WC are currently separate, offering an ideal opportunity to reconfigure into one larger luxury bathroom.

With its end-terrace position, larger plot, extension potential and solid fundamentals, this property represents a fantastic blank canvas for those wishing to renovate and add value. Early viewing is highly recommended.
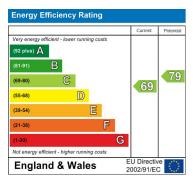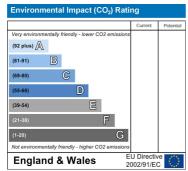
Hall

Lounge

Dining Kitchen

Bathroom

WC

Bedroom 1

Bedroom 2

Bedroom 3

Landing

Store

GROUND FLOOR

1ST FLOOR

KITCHEN/DINER
19'9" x 10'0"
6.03m x 3.04m

LOUNGE
14'3" x 13'0"
4.35m x 3.96m

HALL

UP

BATHROOM
6'9" x 5'6"
2.07m x 1.68m

WC
8'5" x 2'3"
2.07m x 0.68m

BEDROOM
11'0" x 10'0"
3.36m x 3.04m

DOWN

LANDING

BEDROOM
13'0" x 9'7"
3.96m x 2.92m

BEDROOM
10'2" x 7'8"
3.11m x 2.33m

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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