



28 Cumpsty Road, Liverpool, L21 9JA

Offers Over £140,000

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, door and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for guidance purposes only and should be used in such by any prospective purchaser. The architect, surveyor and agent have not been asked and do not guarantee as to the suitability or otherwise of the plan. Many with Berkeleys (2022)



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