



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

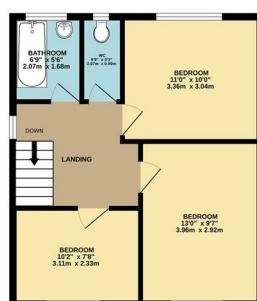
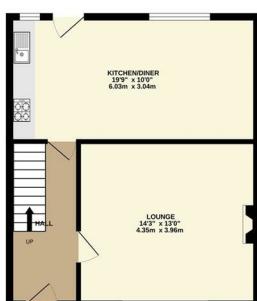
Store

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

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are taken from the original plans and are not to scale. The floorplans are for illustrative purposes only and should be used as such by any prospective purchaser. The areas of rooms have been measured and no guarantee as to their operability or efficiency can be given.



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