



46 Palmerston Drive, Liverpool, L21 6NF

Asking Price £110,000

Offered with no onward chain, this three-bedroom mid-terrace property presents an excellent opportunity for investors or buyers seeking a project in a popular rental area.

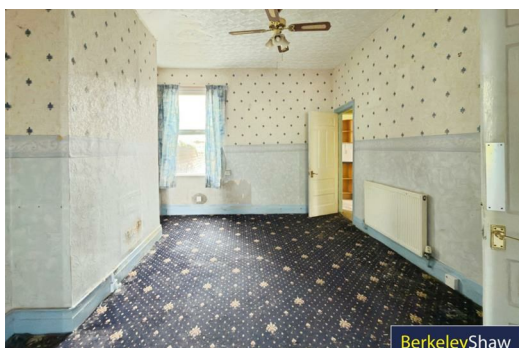
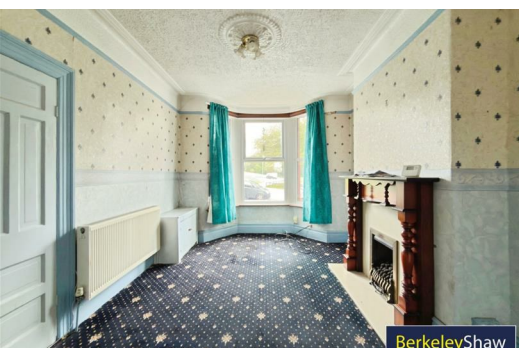
Requiring a programme of modernisation, the property offers strong potential to add value, making it ideal for those looking to refurbish and either flip or retain as a buy-to-let investment. The accommodation is well-proportioned and comprises three bedrooms, a spacious living area, kitchen, and family bathroom, providing a solid foundation for improvement.

Importantly, several key upgrades have already been completed, including a modern combination boiler, double glazing throughout, a valid Electrical Installation Condition Report (EICR), and an up-to-date Gas Safety Certificate, helping to reduce initial outlay and streamline the renovation process.

The property also benefits from a valid EPC rating of C, an attractive feature for landlords mindful of current and upcoming energy efficiency requirements.

Situated in a well-established and highly sought-after location for tenants, the property enjoys close proximity to local amenities, transport links, and schools, ensuring strong and consistent rental demand.

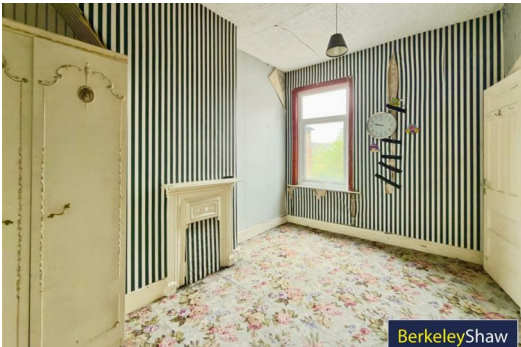
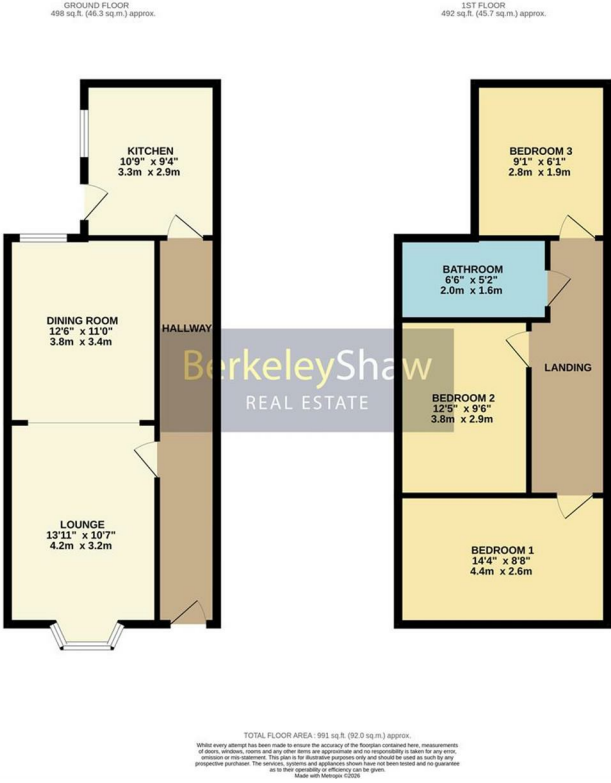
LEASEHOLD



- Hall
- Living Room
- Dining Room
- Kitchen
- Bedroom 1
- DOUBLE
- Bedroom 2
- DOUBLE
- Bedroom 3
- SINGLE
- Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		67
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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