



## 9 Cobb Avenue, Liverpool, L21 8JA

### Asking Price £85,000

**\*\*FREEHOLD\*\*NO CHAIN\*\***

This 2 DOUBLE BEDROOM mid-terrace property represents an EXCELLENT OPPORTUNITY for INVESTORS or FIRST TIME BUYERS and offers great POTENTIAL to ADD VALUE. Requiring SOME UPDATING, the home is ideal for those looking to FLIP A PROPERTY or IMPROVE OVER TIME.

The ground floor features a through LOUNGE and separate DINING ROOM, providing a versatile living and entertaining space, with a KITCHEN LOCATED TO THE REAR of the property.

To the first floor are 2 DOUBLE BEDROOMS, offering well-proportioned accommodation. The property also benefits from a WORCESTER COMBI BOILER.

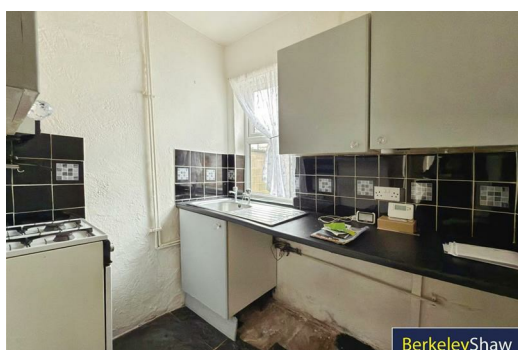
Externally, there is a walled REAR YARD AREA, offering a low-maintenance outdoor space.

Further benefits include NO ONWARD CHAIN and FREEHOLD TENURE, making this a straightforward and attractive purchase.

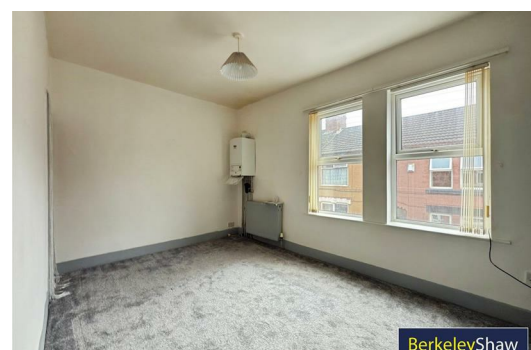
An ideal project property with STRONG POTENTIAL in a POPULAR RESIDENTIAL LOCATION.



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- Hall
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Bedroom 1
- Bedroom 2

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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