



## 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.

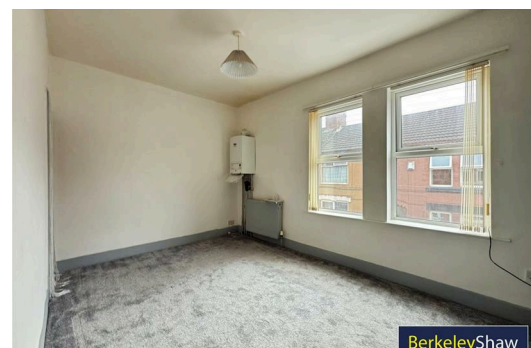
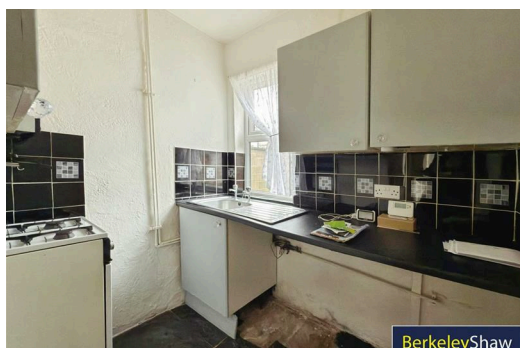
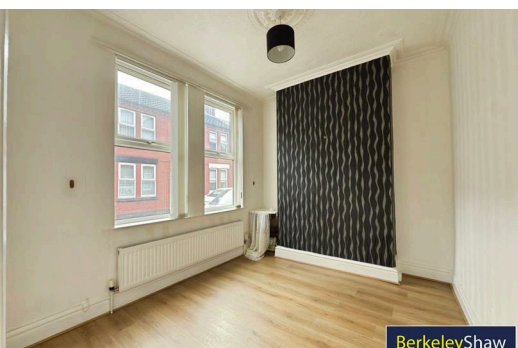
The ground floor features a through LOUNGE and separate DINING ROOM, providing a versatile living and entertaining space, with a KITCHEN LOCATED TO THE REAR of the property.

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.

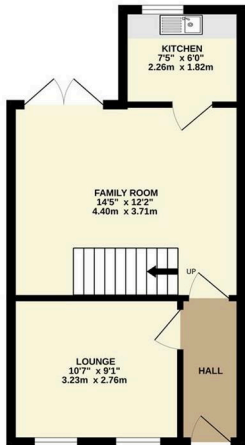


- Hall
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Bedroom 1
- Bedroom 2

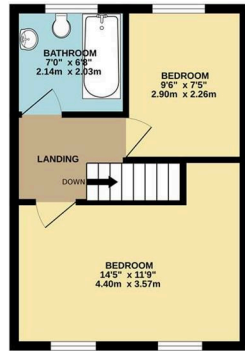
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
<b>England &amp; Wales</b>	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>		
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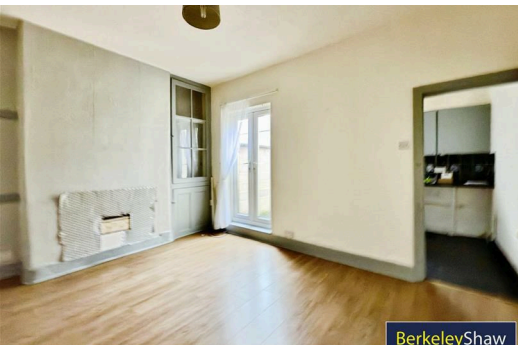
GROUND FLOOR  
351 sq. ft. (32.6 sq. m.) approx.



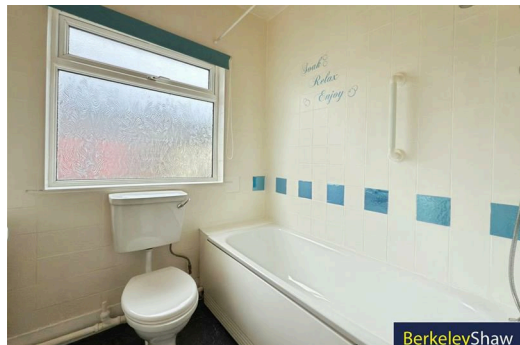
1ST FLOOR  
306 sq. ft. (28.5 sq. m.) approx.



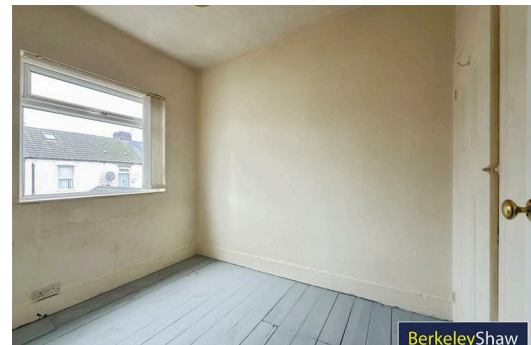
TOTAL FLOOR AREA: 657 sq. ft. (61.0 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing completed basic measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The contents, systems and appliances shown hereon have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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