



44 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.

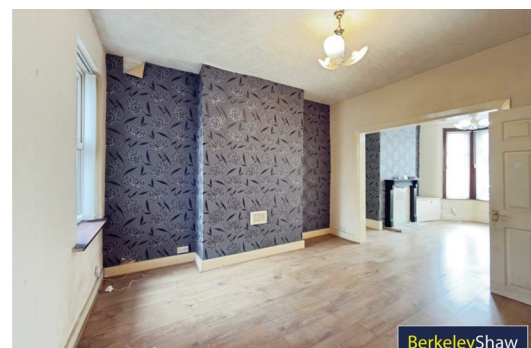
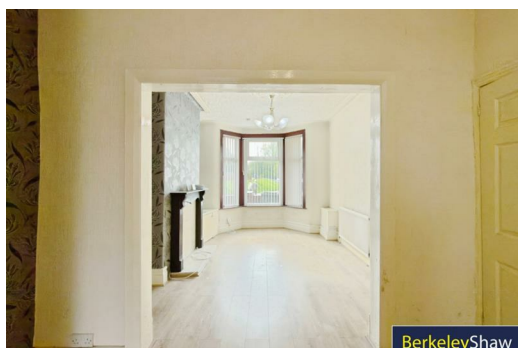
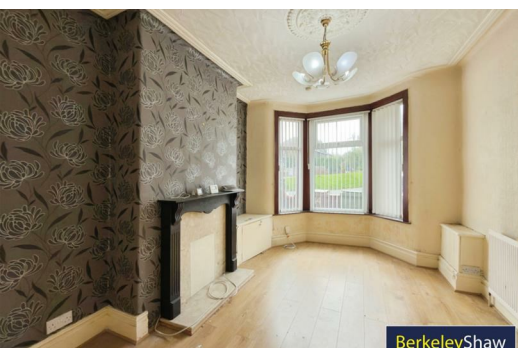
Requiring a programme of modernisation, the property offers strong potential to add value, making it ideal for those looking to refurbish and either flip or retain as a buy-to-let investment. The accommodation is well-proportioned and comprises three bedrooms, a spacious living area, kitchen, and family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

Lounge

14'1" x 11'5" (4.30 x 3.50)

Dining Room

13'1" x 10'9" (4.0 x 3.30)

Kitchen

12'1" x 9'10" (3.70 x 3.0)

Bedroom 1

14'1" x 11'5" (4.30 x 3.50)

DOUBLE

Bedroom 2

12'5" x 9'6" (3.80 x 2.90)

DOUBLE

Bedroom 3

9'2" x 6'10" (2.80 x 2.10)

SINGLE

Bathroom

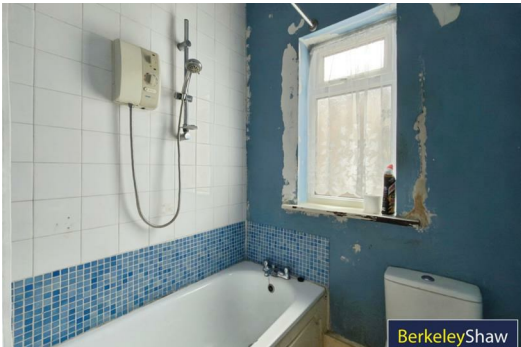
6'6" x 5'2" (2.0 x 1.60)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		70	
(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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12/20



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