



Cooper Road, Grimsby, DN32 8DH

FOR SALE - £89,950

CanTERS

Chartered Surveyors

A traditional Three Bedroom Bay Fronted Mid Terraced House found within this established and popular residential area. The property, which benefits from a Gas Fired Central Heating System and Upvc Double Glazed Windows, briefly comprises; Hallway, Through Living Dining Room and Kitchen Diner to the ground floor. To the first floor are Three Bedrooms and a Bathroom. Cooper Road is well placed for local amenities and facilities including local shops and schools together with Queen Mary Avenue Infant and Nursery School and Havelock Academy. Other nearby amenities include Grant Thorald Park, Clee Fields and Lidl Supermarket.

Hallway	Having Upvc double glazed entrance door, coving to the ceiling and a spindle staircase to the first floor accommodation.
Living Room	4.06m x 3.19m Having feature fireplace with wooden surround, inset living flame coal effect fire and a walk in bay window to the front aspect. Two doors provide access to the dining room.
Dining Room	3.44m x 2.51m With window to rear aspect.
Kitchen Diner	5.89m x 3.02m Fitted with a range of wall cupboards and base units with contrasting worktops incorporating a stainless steel single drainer sink unit with mixer tap over, tiling to the floor and a wall mounted central heating boiler. Two windows to the side aspect and two Upvc double glazed doors which provide access to the rear garden. A utility cupboard has tiled walls and space for a washing machine.
First Floor Landing	Off which there are three bedrooms.
Bedroom 1	4.32m x 4.03m With window to front aspect.
Bedroom 2	3.46m x 2.52m With window to rear aspect.
Bedroom 3	3.06m x 3.12m With window to rear aspect.
Bathroom	2.51m x 2.08m With suite comprising; bath, pedestal wash hand basin and low flush WC. Separate shower with glass screen, Triton power shower and tiling to the walls.
Outside	With walled forecourt having a wrought iron gate. To the rear are fenced and walled boundaries, a paved patio and a part lawned garden.
Tenure	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
EPC Rating:	'D'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Property Inspected: 19/05/2025

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ADDITIONAL PHOTOS & PLANS



Living Room



Dining Room



Kitchen Diner



Kitchen Diner



Bedroom 1



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



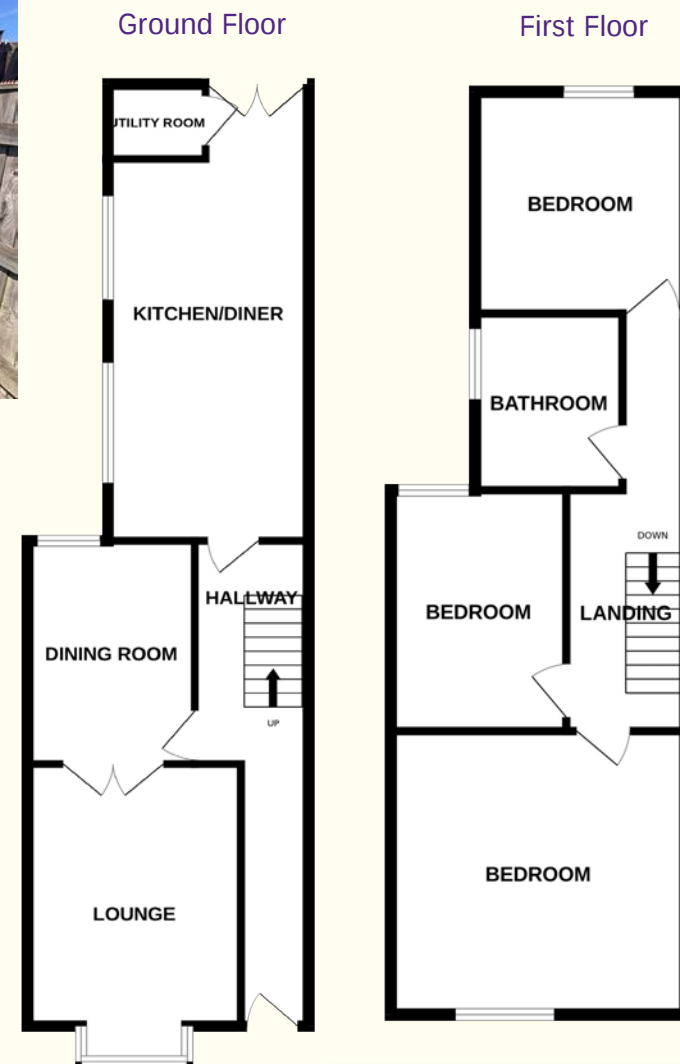
Bathroom



Rear Garden



Rear Elevation



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