

MARTIN MASLIN

122 COOPER ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8DQ



A smart and well presented mid terrace house found in this excellent location within walking distance of Grant Thorold Park and local shops. The property is an ideal first time purchase or perfect as an investment, presented in first class condition throughout. The ground floor features a welcoming hallway with staircase to the first floor leading to a bay fronted Sitting Room. The heart of the home is the large open plan Living Dining Kitchen extending to 26'8", complete with modern high gloss units, built in appliances and ample sitting space. Beyond is a modern Bathroom with shower over the bath. Whilst upstairs there are three good size Bedrooms and a separate w.c, with vanity wash hand basin. The gardens are designed with low maintenance in mind enjoying a lovely south facing rear aspect featuring a decked patio ideal for entertaining.

£95,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A composite front door leads directly into the Hallway.

HALLWAY

With laminate floor and staircase to the first floor.

LOUNGE

A pleasant bay fronted room with a radiator and uPVC double glazed bay window to the front.

DINING AREA

3.91m (12'10") x 3.17m (10'5")

A relaxing Dining Area forming part of the open plan L shaped Kitchen. Tastefully decorated with an accent adorned wall, radiator and ceiling spotlights.

KITCHEN AREA

4.04m (13'3") x 2.54m (8'4")

Well fitted with a modern range of white high gloss base and wall mounted units. Contrasting worksurfaces incorporate a stainless steel sink with mixer taps and tiled splashback. Built in appliances include a four ring gas hob with overhead extractor fan and light, single electric oven and grill, built in dishwasher and plumbing for an automatic washing machine. The Kitchen is decorated in pastel colours and has an open plan understairs storage cupboard, radiator and a uPVC double glazed side window. A further composite half glazed door provides access onto the rear garden.

BATHROOM

2.51m (8'3") x 1.52m (5'0")

A smart modern Bathroom suite in white with wall tiling. Comprising close couple w.c, pedestal wash hand basin and panel bath with bar style shower and glass screen. It has a radiator, concealed cupboard housing the central heating boiler, extractor fan, recess lighting and a uPVC double glazed rear window.

FIRST FLOOR LANDING

Split level first floor landing with a spelled balustrade and access to the loft space. All rooms lead directly as follows.

BEDROOM ONE

4.01m (13'2") x 3.17m (10'5")

A lovely size double Bedroom with a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.96m (13'0") x 2.49m (8'2")

A good size second Bedroom with a radiator and uPVC double glazed rear window.

BEDROOM THREE

2.87m (9'5") x 2.54m (8'4")

An excellent size third Bedroom with a radiator and a uPVC double glazed fire escape rear window.



ENTRANCE



LOUNGE



DINING AREA



KITCHEN AREA

SEPERATE W.C

A valuable first floor w.c, with vanity wash handbasin, waterfall style tap and radiator. It has an extractor fan.

OUTSIDE

The property has a small paved front garden, set behind a brick wall with a mature privacy hedge. The property enjoys a valuable south facing aspect to the rear during the summer months.

GENERAL INFORMATION

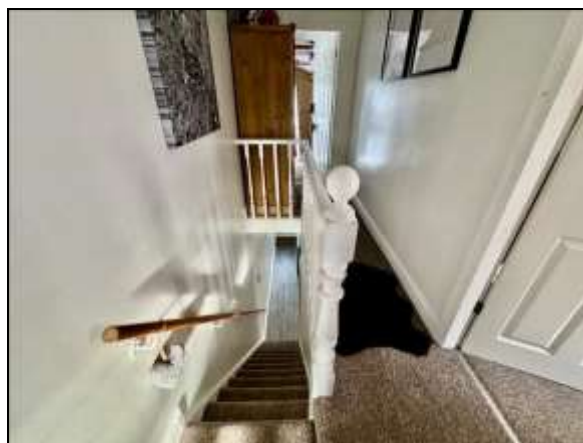
Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Logic Combi 30 boiler located in the Bathroom cupboard. The property has the benefit from uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band A. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.



BATHROOM



FIRST FLOOR LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SEPERATE W.C



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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