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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Cooper Road

Grimsby
DN32 8DQ

Offers in the Region Of
£114,950

Superb example of a modern three bedroom mid terrace property which is located within the town of Grimsby. Ideal for a first time buyer or young family, this property is without a doubt one of the finest on the market today and comes with viewing highly advised. Situated within close proximity to a wide variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and bathroom all to the ground floor. To the first floor there are three good sized bedrooms. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals the entrance hall with coving to the ceiling and laminate flooring.

Lounge

10' 11" x 9' 8" (3.33m x 2.95m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

11' 2" x 13' 1" (3.40m x 3.99m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

13' 8" x 8' 2" (4.16m x 2.49m)

The kitchen has a window and door to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a modern fitted kitchen with a sink and drainer, washer and dryer and an electric oven and gas hob with an extractor over.

Shower Room

5' 2" x 7' 11" (1.58m x 2.42m)

The shower room has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a

modern suite with a WC, vanity basin and as walk in shower with a mains shower.

First Floor Landing

With a window to the side elevation, coving to the ceiling, access to the loft and a carpeted floor.

WC

4' 6" x 2' 9" (1.38m x 0.85m)

The WC has an opaque window to the side elevation, coving to the ceiling, a carpeted floor and a WC.

Bedroom One

10' 11" x 13' 1" (3.34m x 4.00m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

11' 3" x 9' 11" (3.42m x 3.02m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

7' 5" x 8' 3" (2.27m x 2.52m)

Bedroom three has a window to the rear elevation, a radiator, carpeted floor and access to the loft.

Outside

With a tidy low maintenance front garden accessed through a gate. The rear garden is enclosed by perimeter fencing and walls and is low maintenance with a lovely decked area ideal for alfresco dining.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

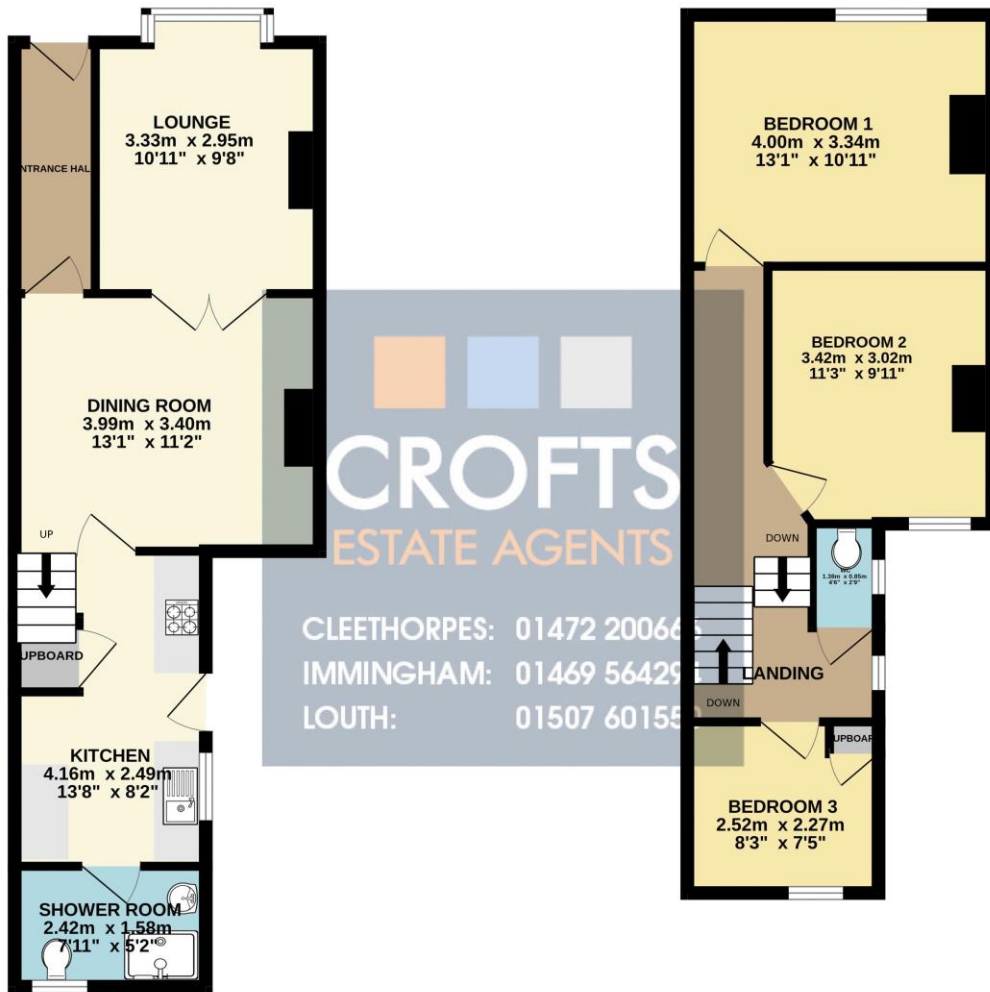
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
41.1 sq.m. (442 sq.ft.) approx.

1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 79.2 sq.m. (853 sq.ft.) approx.

Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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