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



79 Cooper Road
Grimsby
DN32 8DG

£75,000

Keenly priced coming to the market is this well presented three bedroom mid terrace house. A well proportioned tidy property briefly consists of entrance hall, lounge open plan to dining room, good sized kitchen with utility plus ground floor cloakroom. To the first floor the stairs and landing lead to three bedrooms, two of which could be doubles with one smaller bedroom to the rear. There is also a first floor bathroom with shower off the taps. The property is located close to conveniences, amenities and shops on Ladysmith Road, plus frequent bus transport links to both Cleethorpes and Grimsby. The property would suit first time buyers and investors looking to add a solid rental to their portfolio with rents approaching £625 PCM for this type of property.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

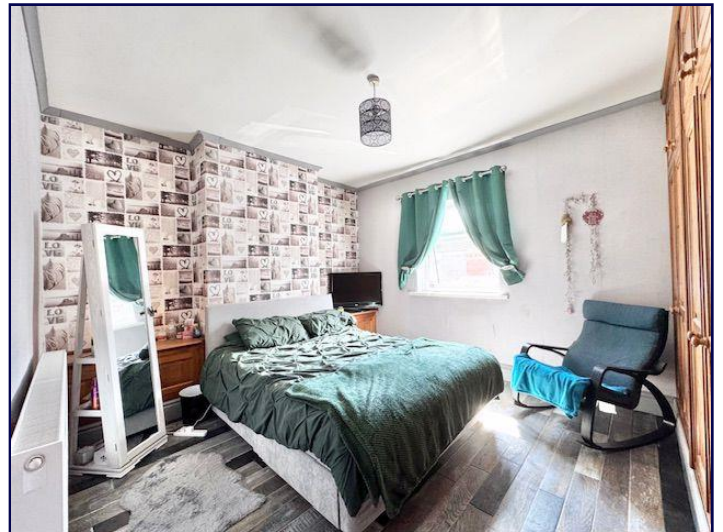
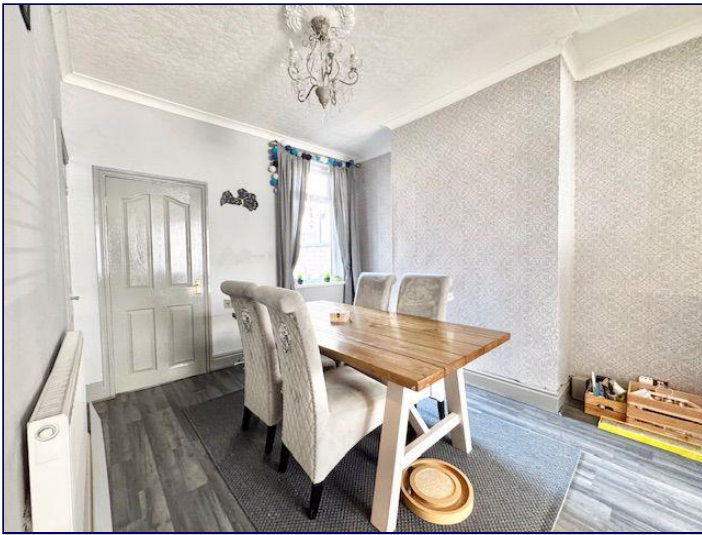
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Entrance hall

14' 3" x 3' 0" (4.35m x 0.92m)

The entrance hall has just been re-plastered so needs a like of paint or decoration and has uPVC frosted door to the front, grey and white tiled floor, pendant light and radiator.

Lounge

11' 7" x 10' 1" (3.52m x 3.08m)

The lounge has uPVC bay window with blinds to the front, grey decor with feature wall and original coving, ceiling light and ceiling rose, wood effect grey vinyl floor, radiator, disconnected gas fire with cream granite inset and hearth with wood surround. The room is open plan to the dining room.

Dining room

12' 5" x 10' 6" (3.78m x 3.21m)

Open plan to the living room the dining room has the same grey decor with feature wall plus coving, grey wood effect vinyl floor, radiator, uPVC window to the rear and ceiling rose and pendant light.

Kitchen

12' 8" x 8' 10" (3.85m x 2.70m)

The kitchen has light wood wall and base units with grey granite effect work tops and one and a half stainless steel sink drainer over. The kitchen has grey decor, cream splash back tiling, wood laminate flooring, grey clip tiled floor, uPVC window to the side,

ceiling light, gas hob with extractor over, electric oven grill and space for tall fridge freezer.

Utility room

4' 11" x 5' 9" (1.49m x 1.75m)

With matching work top to the kitchen, the utility provides space and plumbing for a washing machine and dryer, grey decor, wood laminate flooring, light wood units to match the kitchen, clip grey floor tiles, uPVC frosted door to the rear, cream splash back tiles, white decor and radiator.

Cloakroom

4' 11" x 2' 9" (1.51m x 0.83m)

The cloakroom has WC, grey decor, uPVC frosted window to the side, grey clip tiled floor and ceiling light.

Stairs and landing

The stairs and landing have brown carpet with re-plastered walls ready for decoration, loft access and pendant light.

Bedroom One

11' 7" x 13' 8" (3.52m x 4.17m)

The main bedroom has grey decor with feature wall to coving, built in storage and wardrobes, wood effect vinyl flooring, uPVC window to the front, radiator and pendant light.

Bedroom Two

12' 5" x 8' 4" (3.78m x 2.54m)

With white decor, light wood laminate flooring, radiator, uPVC window and pendant light.

Bedroom Three

7' 0" x 8' 11" (2.14m x 2.73m)

With grey decor and feature wall, wood laminate, radiator, uPVC window to the rear with blind and pendant light.

Family Bathroom

5' 2" x 5' 7" (1.57m x 1.70m)

The bathroom has white three piece suite with fully tiled white walls, grey vinyl floor, chrome towel radiator, frosted uPVC window and pendant light.

Rear garden

A low maintenance rear garden is laid to concrete with raised slab area having two timber sheds. A path leads to a timber gate onto the rear alleyway. The garden has a combination of timber fence and brick walls.

Front garden

A low maintenance front garden is laid to concrete with iron gate and low brick walls.



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.

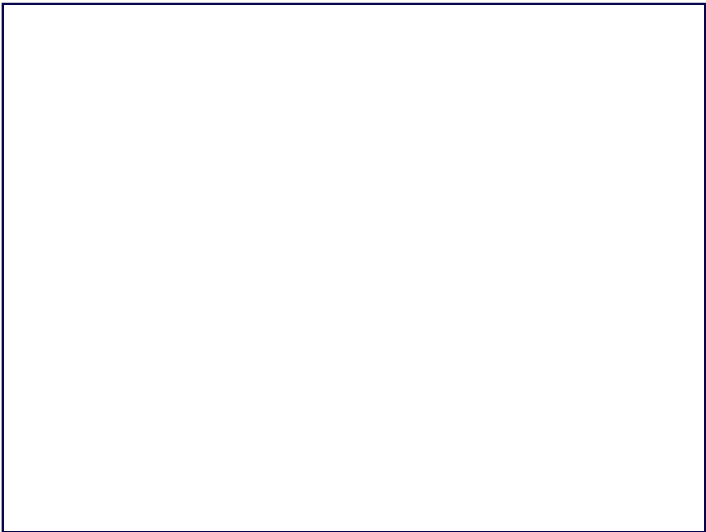
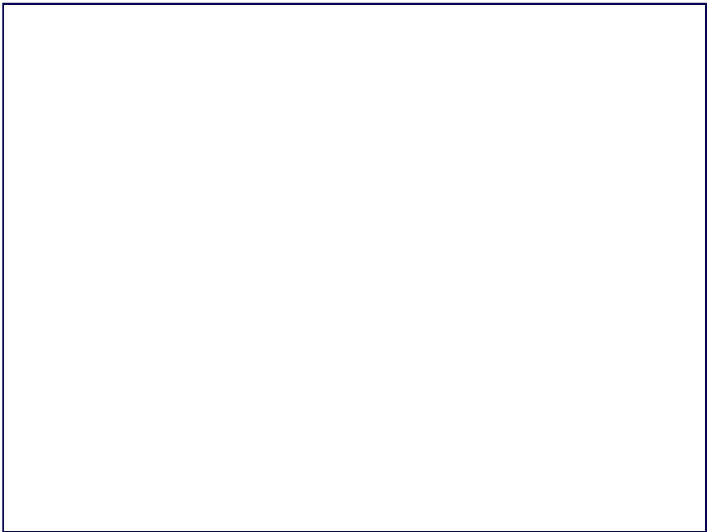
Viewings

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

Council Tax Information

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



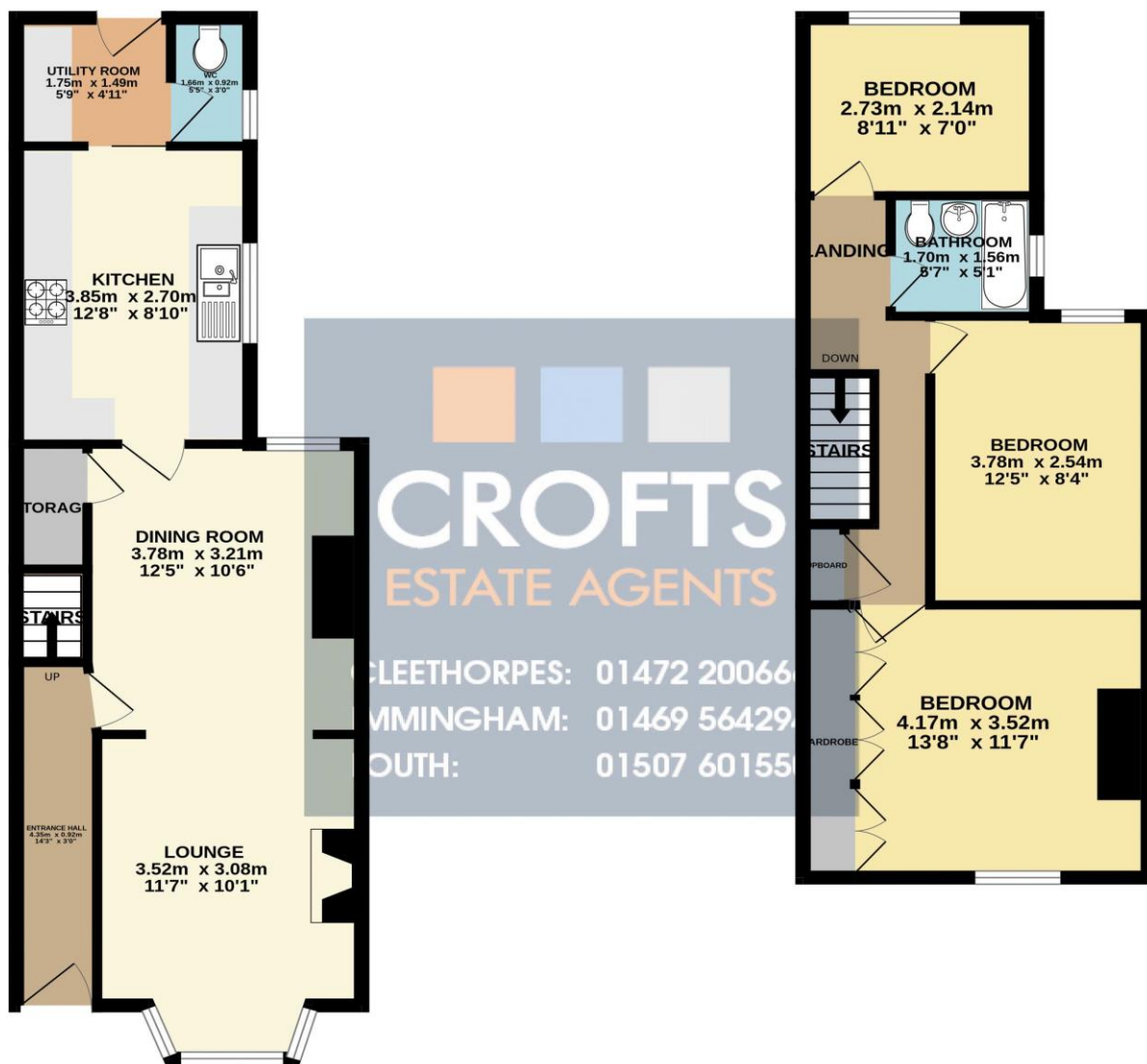


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
44.1 sq.m. (475 sq.ft.) approx.

1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 83.1 sq.m. (895 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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