

Buy. Sell. Rent. Let.


lovelle



Cooper Road, Grimsby



3



1



2

When it comes to
property it must be


lovelle



£75,000

 3
  1
  2

This spacious three-bedroom terraced property, ideal for first-time buyers or investors, offers significant renovation potential in a vibrant community with amenities, featuring two reception rooms, uPVC double glazing, and central heating.

Key Features

- Mid-Terrace
- Three Bedrooms
- Two Reception Rooms
- Kitchen, Bathroom & GF wc
- uPVC DG & GCH
- No Chain
- EPC rating TBC
- Tenure: Freehold



Lovelle offer to market this three-bedroom terraced property, ideally suited to first-time buyers or investors. Despite requiring renovation, the property offers significant potential and is located in an area replete with amenities such as public transport links, schools, and a strong local community.

The property is spacious, with two reception rooms, perfect for creating a welcoming and comfortable living area. The property also benefits from a single kitchen space, offering an excellent opportunity for refurbishment to your taste and style.

The property boasts three bedrooms, providing ample space for a growing family or a property investor looking to rent out rooms individually. There is also a bathroom and ground floor wc that offer scope for modernisation. This property offers a blank canvas for those looking to embark on a renovation project.

Among its unique features, you'll find uPVC double glazed windows throughout, providing excellent insulation and reducing energy costs. The property is also centrally heated, ensuring warmth and comfort throughout the year.

In summary, this property, though requiring some investment, offers an excellent opportunity for those looking to put their stamp on their first home or for investors seeking a property with solid potential in a thriving community.

Measurements

Dining room 3.71m X 3.26m
Lounge 3.13m X 4.00m
Cloakroom 1.60m X 1.60m
Kitchen 2.71m X 6.09m
Bedroom 1 4.18m X 3.38m
Bedroom 2 3.73m X 2.46m
Bathroom 2.45m X 2.75m
Bathroom 1.64m X 1.82m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.

Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

9 Cooper Road, Grimsby



When it comes to **property**
it must be

lovelle

01472 251918

grimsby@lovelle.co.uk

