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Cooper Road, Grimsby



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When it comes to  
property it must be

  
lovelle



£125,000

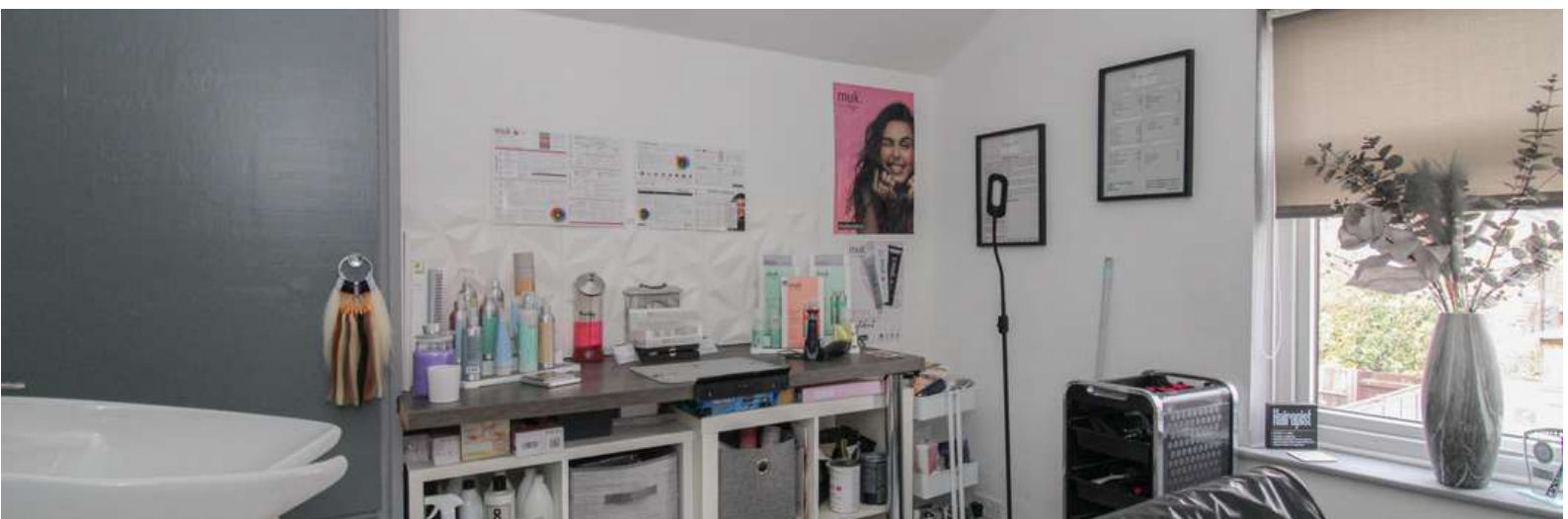


This immaculate terraced house, ideal for first-time buyers and families, features three bedrooms, two modern reception rooms, a stylish kitchen, a converted loft, and a pleasant rear garden, all conveniently located near public transport and amenities, with no onward chain.

#### Key Features

- Terraced House
- Three Bedrooms
- Modern Kitchen & Bathroom
- Superbly Presented
- No Chain
- Popular Location
- EPC rating TBC
- Tenure: Freehold







On the market for sale is this immaculate, terraced house, offering an abundance of unique features that are sure to impress. A prime choice for both first-time buyers and families alike, this property boasts uPVC double glazing, gas central heating, and the added convenience of no onward chain.

The property has a welcoming layout, featuring two reception rooms, three bedrooms, and one bathroom. The reception rooms are designed for modern living, with the first being a family room that is open plan to the kitchen. This fantastic entertaining space enjoys double doors that open out to the garden, seamlessly merging indoor and outdoor living.

The second reception room is a comfortable lounge with a charming bay window, providing the perfect spot to unwind. The kitchen is a sight to behold, with stunning high gloss units, a space range style oven, a 1 & 1/4 sink, and even a wine cooler. The open plan layout to the family room makes it a sociable space for cooking and dining.

Upstairs, the three bedrooms provide ample space for a growing family, while the bathroom offers a touch of luxury with a heated towel rail and a rainfall shower over the bath. The property also benefits from a converted loft, accessible via loft ladders.

Outside, you'll find a pleasant rear garden complete with a store, perfect for outdoor enjoyment and storage. The property's location is another highlight, with public transport links, local amenities, and the town centre all within easy reach. This is a home that truly must be viewed to be fully appreciated.

## Measurements

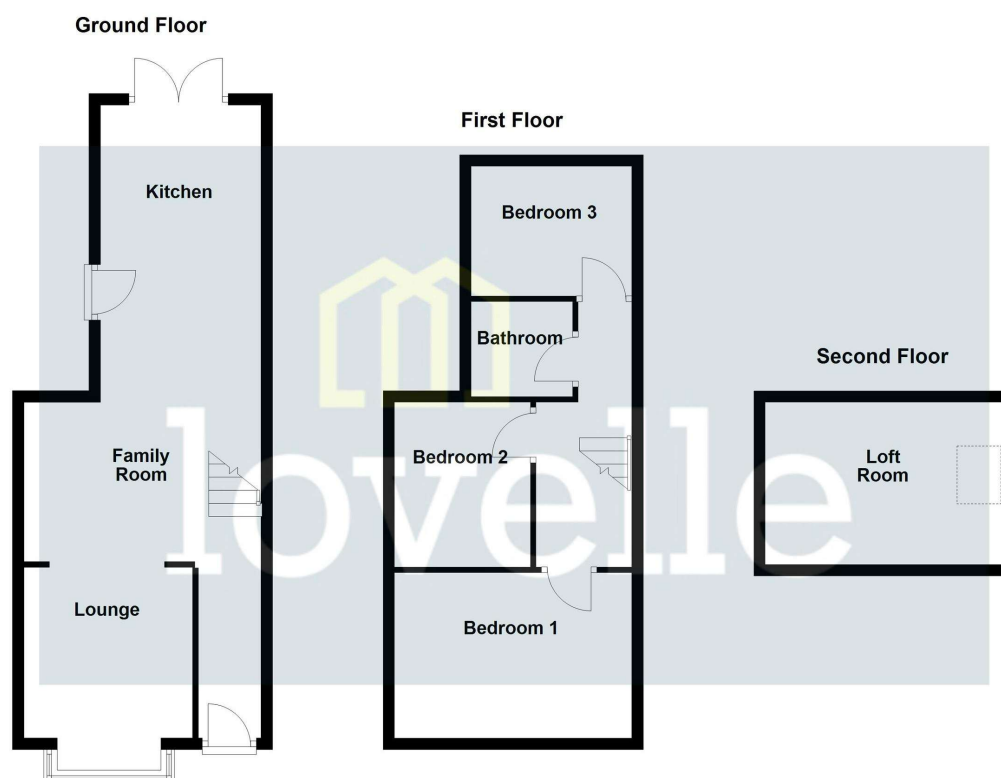
Lounge 3.07m X 4.04m  
Family Room 3.61m X 4.06m  
Kitchen 2.55m X 5.26m  
Bedroom 1 3.43m X 4.10m  
Bedroom 2 2.44m X 3.71m  
Bedroom 3 2.70m X 2.76m  
Loft Room 3.30m X 3.65m  
Bathroom 2.14m X 1.79m

## 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



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.

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