

# MARTIN MASLIN

**122 Cooper Road  
Grimsby  
North East Lincolnshire  
DN32 8DQ**



**£695 PCM  
£160 HOLDING DEPOSIT  
£800 DEPOSIT**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A superb recently decorated mid-terrace property, perfectly suited for comfortable modern living in sought after area .

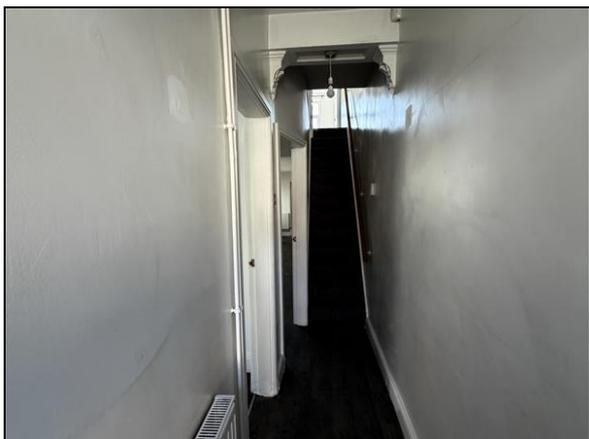
This attractive home offers a welcoming entrance hall, a bright front lounge, and a superb open-plan living kitchen with dining area — ideal for both relaxing and entertaining. The kitchen features modern fitted units complete with oven and hob.

To the ground floor, you'll find a smart, stylish bathroom. Upstairs, there are three well-proportioned bedrooms along with an additional toilet and hand basin.

Outside, the property enjoys a lovely south-facing rear garden with decking .

- ✦ Freshly decorated
- ✦ Three bedrooms
- ✦ Open-plan living space
- ✦ South-facing garden

Rent now – early viewing highly recommended! £695.00 PCM







**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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