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



Cooper Road

Grimsby
DN32 8DH

£94,950

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Property Introduction

Offered to the market with no onward chain, this spacious mid-terrace property on Cooper Road presents an excellent opportunity for buyers seeking a larger-than-average family home with the potential to add their own style and value. The property offers generous accommodation throughout and provides a fantastic blank canvas for first-time buyers, families, or investors alike. The ground floor comprises a welcoming entrance hall leading to a comfortable lounge, a separate dining room ideal for entertaining, a fitted kitchen, useful utility room, and a convenient ground-floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom, offering ample space for growing families. The property's larger footprint sets it apart from many neighbouring homes on the street, providing flexible living accommodation and excellent potential for improvement. Externally, the home benefits from gardens to both the front and rear. The front garden enhances the property's kerb appeal, while the enclosed rear garden offers a private outdoor space suitable for relaxing, gardening, or family enjoyment. Situated within a popular residential area of Grimsby, Cooper Road is conveniently positioned for a range of local amenities, schools, transport links, and shopping facilities, making it an attractive location for a variety of purchasers. Early viewing is highly recommended to fully appreciate the size, potential, and opportunity this property has to offer.

Lounge

11' 4" x 12' 8" (3.45m x 3.86m)

The lounge has a bay window to the front elevation and a radiator.

Kitchen

6' 10" x 6' 8" (2.08m x 2.03m)

The kitchen has a window to the rear elevation, a door into the utility, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, an electric oven and gas hob.

Dining Room

15' 3" x 11' 8" (4.64m x 3.55m)

The dining room has a window to the rear elevation and a radiator.

Utility Room and WC

Off the kitchen with a window and door to the side elevation, with a radiator and a tiled floor. There is also plumbing for a washing machine and access into the WC which has an opaque window to the side elevation, a tiled floor and WC.

First Floor Landing

With a carpeted floor.

Bedroom 1

12' 9" x 11' 9" (3.88m x 3.58m)

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

Bedroom 2

11' 10" x 10' 4" (3.60m x 3.15m)

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

Bedroom 3

8' 8" x 8' 7" (2.64m x 2.61m)

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

Bathroom

6' 8" x 6' 11" (2.03m x 2.11m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and bath.

Outside

With gardens to the front and rear. The rear garden in particular is a fantastic size for a family with a good area laid to lawn and a patio area.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

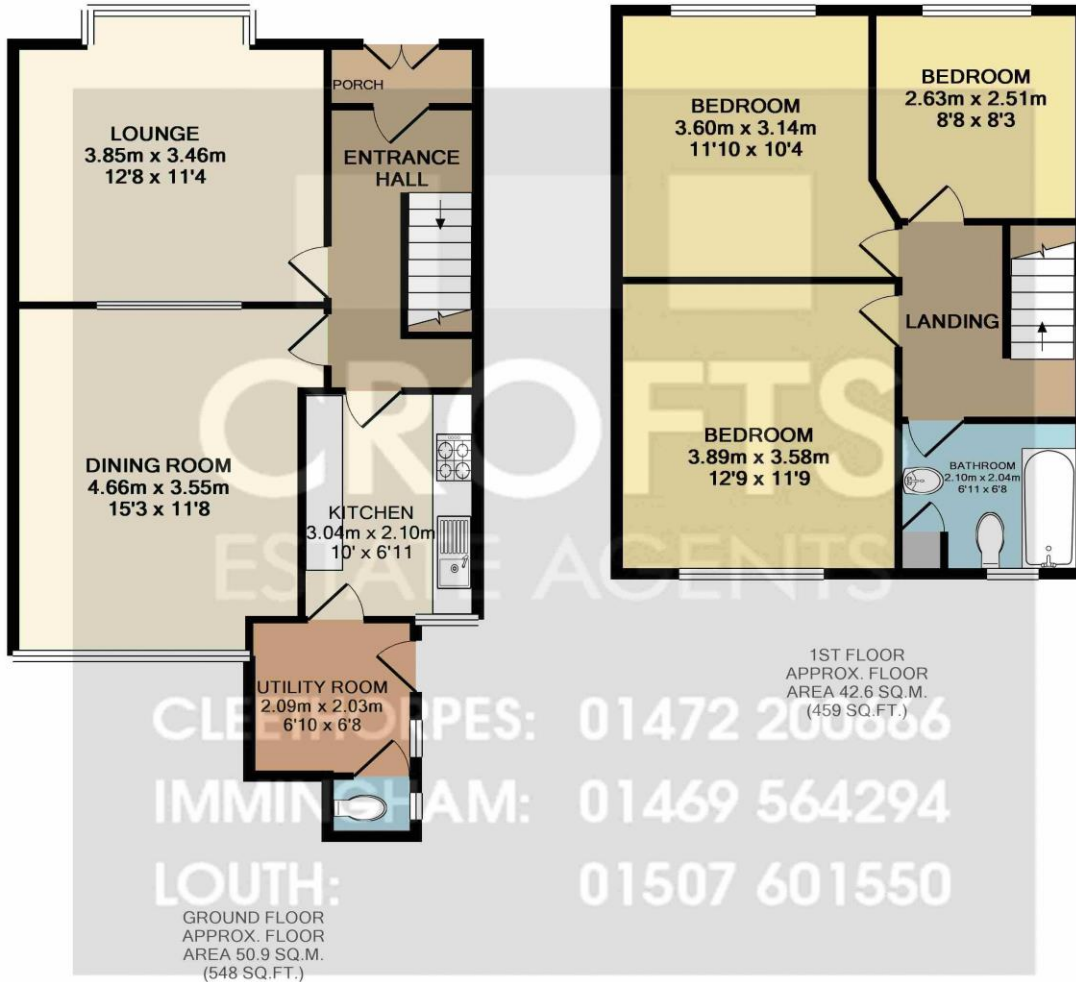
Free Valuations

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BROCHURE APPROVAL

I / We can confirm that the information in this brochure is accurate and factually correct

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