



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



110 Cooper Road
Grimsby

DN32 8DQ

Offers in the Region Of
£85,000

Coming to the market with NO FORWARD CHAIN is this immaculately presented two bedroom mid terraced house. With NEW carpets and FRESH decor throughout the property is completely primed for its new owners to come and put there stamp on it and make it a home. Well maintained throughout ownership, the property which has mainly been rented, now offers ad presented as the perfect first time buy property or superb investment opportunity for the buy to let investor with nothing to do but bring in furniture with rents coming in at about £550/£575 for this type of property. A super layout briefly comprises of entrance porch, lounge to the front of the property, open plan kitchen diner living room, bathroom with shower over bath, separate WC and two large double rooms to the first floor. We think this one will go quick, fingers on buzzers!

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Entrance porch

3' 4" x 2' 11" (1.01m x 0.90m)

The covered porch has original Minton Tiled floor and half tiled original walls with cream decor over.

Lounge

13' 1" x 10' 4" (3.99m x 3.15m)

The lounge to the front has uPVC bay window, new grey carpet and fresh cream decor to coving, radiator and pendant light.

Living dining room

13' 0" x 11' 5" (3.95m x 3.47m)

A large room is open plan to the kitchen and has space for dining and living and has uPVC window to the rear, under stairs storage cupboard, radiator, pendant light, new grey carpet and cream decor to coving.

Kitchen

11' 7" x 7' 11" (3.52m x 2.42m)

A good quality wood kitchen with grey work top over and sink drainer has a generous amount of storage to both sides with space for cooker with fixed extractor over, tall fridge freezer, dishwasher and washing machine. The room has white splash back tiling, grey tiled floor, rustic brown decor, uPVC frosted door to the side, uPVC window and pendant light.

Bathroom

4' 11" x 4' 9" (1.51m x 1.45m)

The bathroom has matching white bath and sink with electric shower over bath. The room has uPVC frosted window to the rear, white splash back tiles, rustic brown decor over, grey tiled floor and ceiling light.

WC

4' 11" x 2' 9" (1.51m x 0.85m)

A separate WC comes off the bathroom and has white WC, grey tiled floor, rustic brown decor, uPVC frosted window, radiator and ceiling light.

Stairs and landing

The stairs have new grey carpet, fresh cream decor and ceiling light.

Bedroom One

10' 4" x 13' 1" (3.15m x 4.00m)

The front bedroom has uPVC window, new grey carpet, fresh cream decor, storage cupboard over stairs, radiator and pendant light.

Bedroom Two

11' 6" x 13' 1" (3.51m x 4.00m)

The rear bedroom is slightly larger has uPVC window to the rear, new grey carpet, fresh cream decor, radiator, pendant light and built in storage cupboard which houses the boiler.

Rear garden

The rear garden has an enclosed courtyard area to the back door with concrete base and timber gate to main garden area. The main garden area has concrete path to timber gate to alley way, garden area with tall wall and fence boundaries to the side and wall boundary to the bottom of the garden.

Front garden

The front garden is low maintenance with slab path to the porch and across the front with gravel garden area and low wall boundary. The covered porch has original Minton Tiled floor and half tiled original walls with cream decor over.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



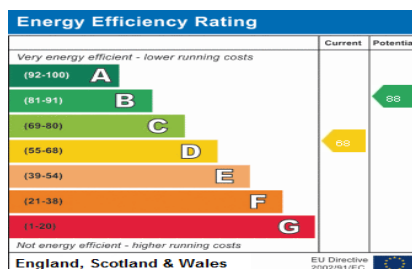
GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.

1ST FLOOR
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA : 71.8 sq.m. (773 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.
Made with Metropix ©2022



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.