



105 Cooper Road, Grimsby, North East Lincolnshire, DN32 8DQ
£86,000

Key Features:

- Mid Terrace Property
- Three Bedrooms
- Through Lounge/Dining Room
- Utility Area/Downstairs WC
- Modern Kitchen and Shower Room
- Popular Area Close to Amenities and Schools

A traditional mid terrace home located in this established residential area of Grimsby, conveniently positioned close to local amenities, popular schools, and within easy reach of the town centre.

The property offers well presented accommodation featuring an open plan lounge/dining room, providing a comfortable and versatile living space. This leads through to a modern fitted kitchen, with a useful utility area and cloak/WC beyond. To the first floor are three bedrooms and a modern shower room.

Outside, the property benefits from low maintenance gardens and a large timber shed providing useful storage.



ENTRANCE HALL

Front entrance to the property, with staircase leading to the first floor.

LOUNGE

11'4" x 9'8" (3.47 x 2.97)

A bay fronted lounge, with fireplace incorporating a living flame gas fire, marble back and hearth.



DINING ROOM

13'5" x 10'5" (4.09 x 3.18)

With additional fireplace incorporating a living flame gas fire, marble back and hearth. Understairs storage cupboard, and rear aspect window.

KITCHEN

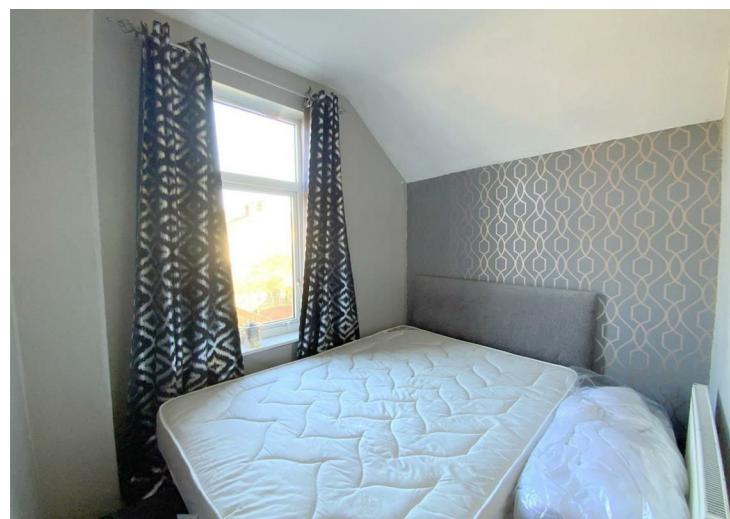
13'4" x 7'11" (4.07 x 2.42)

Fitted with a range of white gloss units, built-in oven, and gas hob. Plumbing for a dishwasher/washing machine, and space for a fridge/freezer. Wall mounted 'Worcester' gas central heating boiler. Side aspect window and access to the rear garden.

UTILITY AREA

4'11" x 4'10" (1.51 x 1.49)

With space for laundry appliances.



CLOAKROOM/WC

4'2" x 2'9" (1.29 x 0.85)

Fitted with a vanity hand basin and WC.

FIRST FLOOR LANDING

A split-level landing with access to the loft, via a drop-down ladder.

BEDROOM 1

13'1" x 11'5" (4.01 x 3.48)

To front aspect.

BEDROOM 2

13'4" x 8'1" (4.08 x 2.47)

To rear aspect.

BEDROOM 3

To rear aspect.

SHOWER ROOM

6'6" x 6'5" (2.00 x 1.97)

Fitted with a large walk-in shower, vanity unit, and WC. Heated towel rail, and low maintenance wall panelling.



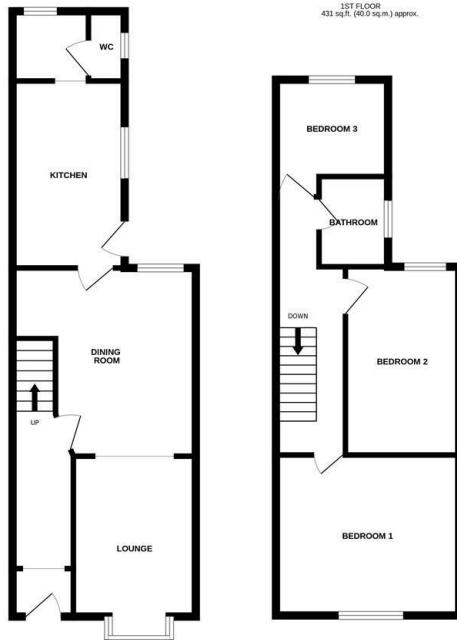
TENURE

Freehold

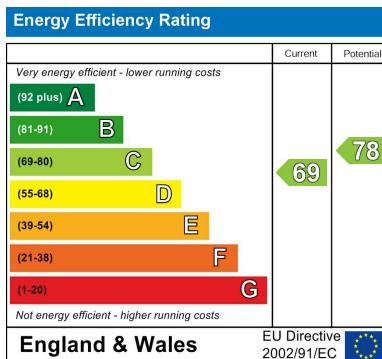
COUNCIL TAX BAND

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TOTAL FLOOR AREA - 908 sq ft. (84.4 sq m) 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 inaccuracy. The vendor, agent and their employees and sub-agents accept no responsibility for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure 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. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents 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 enquiries., in order to ensure that any necessary consents have been obtained. 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 purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore