



175 Cooper Road Grimsby, North East Lincolnshire DN32 8DH

We are delighted to offer for sale this well-presented two-bedroom mid-terrace property, situated in a popular residential area just off Carr Lane. The property is conveniently located close to a range of local amenities, excellent bus routes, motorway links, and is only a short drive from both Grimsby and Cleethorpes town centres. Benefiting from gas central heating and uPVC double glazing throughout, the accommodation has recently been redecorated and benefits from newly fitted carpets to the ground floor. The accommodation briefly comprises an entrance hall, lounge opening through to the dining room, a modern fitted kitchen, inner lobby/utility area, and a contemporary ground-floor bathroom. To the first floor are two spacious double bedrooms. Externally, the property features a low-maintenance walled front garden and an enclosed rear garden with a paved patio area, artificial lawn, greenhouse and timber shed. Early viewing is highly recommended. Offered for sale with NO FORWARD CHAIN.

Offers Over £70,000

- TWO DOUBLE BEDROOM MID-TERRACE PROPERTY
- POPULAR RESIDENTIAL LOCATION OFF CARR LANE
- RECENTLY REDECORATED THROUGHOUT
- NEWLY FITTED CARPETS TO THE GROUND FLOOR
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- MODERN FITTED KITCHEN AND BATHROOM
- ENCLOSED LOW-MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC double glazed door with top light above into the hallway.



HALLWAY

Freshly decorated with a coved ceiling, entrance matting leading to newly laid carpeted flooring and a radiator.



LOUNGE

12'7" x 9'10" (3.85 x 3.01)

Featuring a square uPVC double-glazed bay window to the front aspect with fitted blinds, coving to the ceiling, fresh décor, newly fitted carpeted flooring, a radiator, and a feature marble-style fireplace incorporating a gas fire. Open plan through to the dining room.



LOUNGE



DINING ROOM

13'3" x 10'9" (4.04 x 3.30)

Accessed from the lounge, this well-presented dining room benefits from continued newly laid carpeting, fresh décor, and a coved ceiling. A uPVC double-glazed window to the rear aspect with fitted blinds provides natural light, while a radiator ensures comfort. Carpeted stairs with an attractive white spindle balustrade lead to the first floor, with a useful under-stairs storage area.



DINING ROOM



KITCHEN

9'11" x 8'2" (3.04 x 2.49)

The kitchen is fitted with an extensive range of cream shaker-style wall and base units, complemented by wood-effect work surfaces and matching splashbacks. Integrated appliances include a composite sink and drainer, gas hob with glass splashback and chimney-style extractor hood, double electric fan-assisted oven, and fridge freezer, with additional space for an automatic washing machine. The room is finished with tiled flooring, a heated towel rail, and a wall-mounted boiler neatly concealed within a matching unit. A uPVC double-glazed window with fitted blinds overlooks the side aspect.



KITCHEN



KITCHEN



INNER LOBBY/UTILITY AREA

Having continued tiled flooring, a useful work surface with under-counter appliance space, and a uPVC double-glazed door providing access to the rear garden.



SHOWER ROOM (GROUND FLOOR)

8'2" x 5'3" (2.51 x 1.62)

Benefiting from a modern white three-piece suite comprising a walk-in shower with rainfall shower head and glazed screen, along with a stylish combination vanity unit providing useful storage and incorporating a wash hand basin and low-flush WC with concealed cistern. The room is finished with contemporary tiling to both the walls and floor, a heated towel rail, and a uPVC double-glazed window to the rear aspect.



FIRST FLOOR

FIRST FLOOR LANDING

Split level landing with carpeted flooring.

BEDROOM ONE

13'3" x 12'0" (4.06 x 3.66)

The first double bedroom is to the front aspect with a uPVC double glazed bay window with blinds fitted, carpeted flooring, radiator and a range of freestanding wardrobes.



BEDROOM ONE



BEDROOM TWO

13'3" x 11'2" (4.06 x 3.41)

The second double bedroom is to the rear aspect with a uPVC double glazed window with blinds fitted, carpeted flooring, radiator and built in storage cupboard.



BEDROOM TWO



OUTSIDE

THE GARDENS

Externally, the property benefits from a low-maintenance front garden enclosed by a wall with a wrought iron access gate. To the rear is a further enclosed, low-maintenance garden with fenced boundaries, a paved patio area, artificial lawn, greenhouse, and timber shed. A wooden rear access gate leads to a secure shared passageway.



THE GARDENS



THE GARDENS



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

TENURE - FREEHOLD

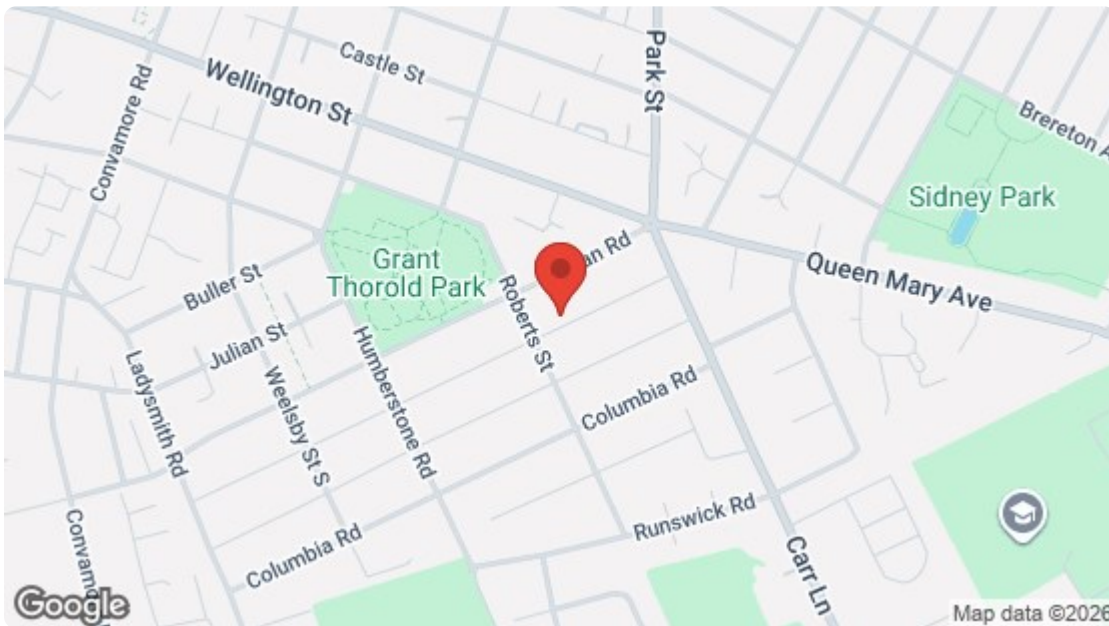
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	83
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.