



155 Cooper Road Grimsby, North East Lincolnshire DN32 8DQ

We are delighted to offer for sale this well presented TWO BEDROOM MID TERRACE PROPERTY situated in the popular residential area just off Carr Lane close to all local amenities, good bus routes, motorway links and a short drive to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, through lounge diner, kitchen and to the first floor two double bedrooms and modern family bathroom. Enjoying a walled low maintenance front garden with an enclosed rear garden with paved patio, lawn and wooden Gazebo with seating area, shed and cover for a hot tub. Viewing is highly recommended.

£95,000

- VIEWING HIGHLY RECOMMENDED
- MID TERRACE PROPERTY
- KITCHEN
- THROUGH LOUNGE DINER
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- WOOD HOT TUB AREA WITH SEATING & SHED



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 door with top light above into the porch area.

PORCH

The porch has modern tiled flooring with wall tiling to dado height and an oak glazed door leading to the through lounge diner.

THROUGH LOUNGE DINER

22'7" x 12'8" (6.90 x 3.87)

This great sized room has dual aspect uPVC double glazed windows, covered ceiling, wood effect laminate flooring and two modern radiators. Having ample space for a family dining table and lounge area with oak doors leading to the stair and kitchen.



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



KITCHEN

19'4" x 8'0" (5.90 x 2.44)

The kitchen benefits from a large range of beech fronted wall and base units with contrasting work surfaces and tiled splashbacks and incorporates a stainless steel sink and drainer, gas hob and oven with stainless steel chimney style extractor hood above with ample space for all appliances including a large fridge freezer. The work surface extends to create a handy breakfast bar area. Finished with dual aspect uPVC double glazed windows and a door leading to the garden, coving and down lighting to the ceiling, tiled flooring and radiator. Wall mounted boiler in matching unit.



KITCHEN



KITCHEN



KITCHEN



FIRST FLOOR

STAIRCASE

Returned staircase with carpeted tread leading to the first floor.

FIRST FLOOR LANDING

The first floor landing is split level with carpeted flooring, white wooden open spindle balustrade, radiator, uPVC double glazed window to the side aspect and loft access to the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

16'9" x 11'2" (5.13 x 3.42)

The master bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

13'6" x 11'1" (4.14 x 3.39)

The second double bedroom has a uPVC double glazed window to the rear aspect, coved ceiling, carpeted flooring and radiator.



BEDROOM TWO



BATHROOM

8'1" x 7'0" (2.48 x 2.15)

The modern bathroom benefits from a white four piece suite comprising of; Bath, walk in shower with glazed screens, vanity hand wash unit with handy storage and low flush wc. Finished with modern tiling to the splashback areas, tiled flooring, down lights, extractor fan, heated towel rail and a uPVC double glazed window to the rear aspect.



BATHROOM



OUTSIDE

THE GARDENS

The property has a walled low maintenance garden to the front aspect with wrought iron access gate and to the rear a fenced garden with wooden gate leading to the secure passage way. The garden is well maintained with a lawn, paved patio and wooden gazebo with timber shed having electric and lighting with the outside area having built in seating and space for a hot tub (Hot tub by separate negotiation).



THE GARDENS



THE GARDENS



THE GARDENS



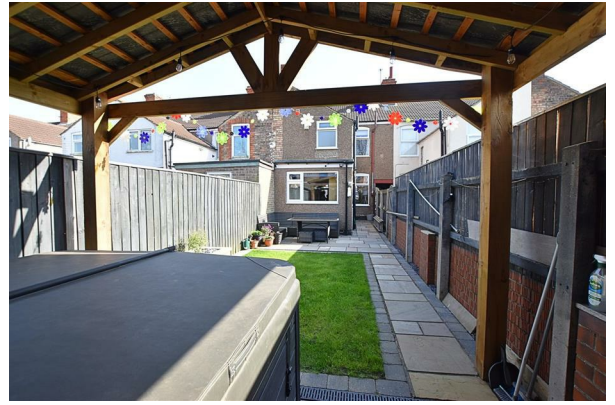
THE GARDENS



THE GARDENS



THE GARDENS



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

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			
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.