



3 bed semi-detached house to buy in DN37

Cooper Lane, Laceby, Grimsby,
Lincolnshire, DN37 7AY

£130,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Being sold via secure sale online bidding, Terms and Conditions
- ✓ No chain
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located in a desirable residential area, this period semi-detached house offers three bedrooms, making it ideal for families or those needing extra space.

The property features a stunning garden measuring approximately 0.2 acres in total, perfect for relaxation or hosting gatherings, along with off-street parking for added convenience.

With great transport links, local amenities, and schools nearby, this property provides a comfortable and convenient lifestyle.

An opportunity not to be missed to make this house your new home.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Semi-detached house

Parking: Allocated

Year built: 1875

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance Hallway

With a uPVC double glazed frosted front door, radiator and an open spelled stairway leading access to the first floor accommodation.

Living/ Dining Area

4.00m x 7.85m (13'1" x 25'9")

An open living/dining room with uPVC double glazed windows to the front, side and rear providing triple aspect, ceiling coving, two radiators and an aesthetic brick mantle piece.

Kitchen

4.02m x 2.78m (13'2" x 9'1")

With a range of attractively fitted wall and base units incorporating a basin with a mixer tap, space for a cooker and extractor and space and plumbing for a washing machine and stand alone 'fridge-freezer. Complete with partial tiling, a uPVC double glazed side window as well as a door leading onto the rear garden and the "Potterton" boiler.

Bathroom

A three piece suite comprising of a bath with a shower head attachment, pedestal basin and a WC. Complete with two uPVC double glazed frosted windows and a large floor to ceiling fitted storage cupboard.

Landing

An open spelled split landing with a uPVC double glazed window to the front, storage cupboard and access to the loft.

Bedroom 1

3.93m x 3.72m (12'10" x 12'2")

With a uPVC double glazed front window and a radiator.

Bedroom 2

3.10m x 4.08m (10'2" x 13'4")

With a uPVC double glazed rear window and a radiator.

Bedroom 3

3.09m x 2.49m (10'1" x 8'2")

With a uPVC double glazed rear window and a radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Cooper Lane, Laceby, Grimsby, Lincolnshire, DN37 7AY

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

