



## 2 Bramhall Street Cleethorpes, North East Lincolnshire DN35 7QU

We are delighted to offer FOR SALE this beautifully presented three-bedroom end-terrace home which is offered to the market with no forward chain and is in true turn-key condition. Carefully modernised by the current owners, the property seamlessly blends contemporary living with charming original features, including high ceiling and skirts with original coving creating a warm and stylish family home. Positioned just moments from Cleethorpes town centre, the beach, bars, restaurants, and with excellent transport links via bus and motorway, the location is as impressive as the home itself. Inside, the accommodation is deceptively spacious and finished to a high standard throughout. A welcoming hallway leads to a generous open-plan kitchen, dining and living area, ideal for modern family life and entertaining. Two further reception rooms offer flexible living space, while a convenient ground-floor cloakroom adds practicality. Upstairs, you'll find three well-proportioned double bedrooms and a modern family bathroom. Outside, the property boasts a low-maintenance front garden and an enclosed rear garden that offers a peaceful, private retreat—perfect for relaxing after a long day. Early viewing is highly recommended to truly appreciate the quality, character and lifestyle on offer in this exceptional home.

**Chain Free £140,000**

- IDEAL FIRST TIME BUY
- IMMACULATE END TERRACE FAMILY HOME
- LIVING KITCHEN DINER
- CLOAKROOM/WC
- TWO FURTHER RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- RETAINING MANY ORIGINAL FEATURES
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a composite door with top light above into the reception hallway.



#### HALLWAY

The welcoming reception hallway retains the original tiled flooring and coving with carpeted stairs having original Oak hand rail and white open spindle balustrade, radiator and handy cloaks area beneath the stairs.



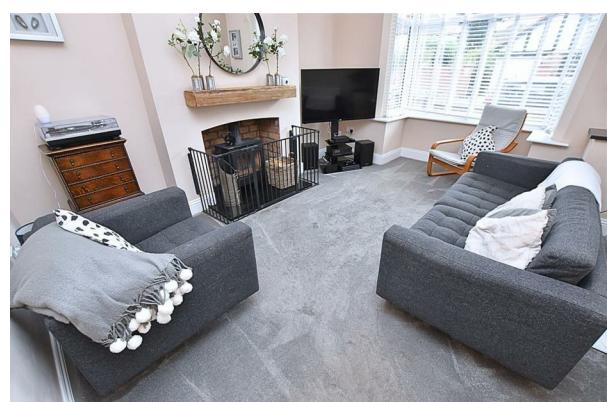
#### FIRST RECEPTION LOUNGE

15'10" x 11'2" (4.84 x 3.42)

The lounge has a uPVC double glazed bay window to the front aspect with modern white wooden blinds fitted, original coving, ceiling rose and picture rail with carpeted flooring, radiator and feature open chimney breast with Oak beam, exposed brick back, tiled hearth and multi fuel stove.



#### FIRST RECEPTION LOUNGE



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## SECOND RECEPTION ROOM

14'3" x 10'3" (4.36 x 3.13)

The second reception room is presently being used as a toy room and has original coving and cornice to the ceiling, carpeted flooring, radiator and uPVC double glazed window to the rear aspect with modern white wooden blinds fitted.



## SECOND RECEPTION ROOM



## CLOAKROOM.WC

70" x 3'3" (2.15 x 1.01)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin, having modern tiled walls to dado height, wood effect tiled flooring, radiator and uPVC double glazed window to the side aspect.



## LIVING KITCHEN DINER

30'3" x 12'0" (9.24 x 3.68)

The living kitchen diner is truly the hub of the home with its modern kitchen which benefits from large range of grey fronted shaker style wall and base units with matching pan draws, contrasting work surfaces and tiled splashbacks incorporating a composite sink and drainer, gas hob with stainless steel chimney style extractor hood and matching splashback, combination oven, electric fan assisted oven and warming draw, integrated fridge freezer, dishwasher, washing machine and tumble dryer. The worksurfaces extends to provide a handy breakfast bar area with modern pendant drop lighting. Ample space for a large family dining table or seating area creating a fabulous family entertaining area. Finished with down lights to the ceiling, wood effect tiled flooring, dual aspect uPVC double glazed windows with modern white wooden blinds and a half glazed uPVC door leading to the rear garden.



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## FIRST FLOOR

### FIRST FLOOR LANDING

The split level landing has continued carpeted flooring and balustrade leading from the ground floor, picture rail, built in storage and loft access to the ceiling.



### BEDROOM ONE

13'5" x 13'4" (4.09 x 4.08)

The master bedroom is to the front aspect with two uPVC double glazed windows with modern white wooden blinds fitted, carpeted flooring, radiator and two double built in wardrobes.



## BEDROOM ONE



## BEDROOM ONE



## BEDROOM TWO

14'4" x 10'6" (4.37 x 3.22)

The second double bedroom is to the middle of the property with a uPVC double glazed window to the rear aspect with modern white wooden blinds, feature panelled walls and picture rail with carpeted flooring and radiator fitted.



## BEDROOM TWO



### BEDROOM THREE

13'1" x 9'10" (3.99 x 3.02)

The third double bedroom is to the rear of the property with a uPVC double glazed window with modern white wooden blinds fitted, feature panelled walls, carpeted flooring, radiator and built in wardrobes housing the wall mounted boiler.



### BATHROOM

6'8" x 6'5" (2.04 x 1.97)

The modern bathroom benefits from a white three piece suite comprising of; Bath with rainfall shower and glazed screen, pedestal hand wash basin and low flush wc. Finished with part tiled walls. modern tiled effect vinyl flooring, radiator and uPVC double glazed window to the side aspect.



### OUTSIDE

#### GARDENS

The property has a walled low maintenance garden to the front aspect with wrought iron access gate and to the rear a well maintained lawned garden with raised borders with mature planting, fenced boundaries and a paved patio for outside entertaining.



#### GARDENS



#### CONNECTED INTEREST

A member of the Joy Walker team is related to the vendor of this property.

#### 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

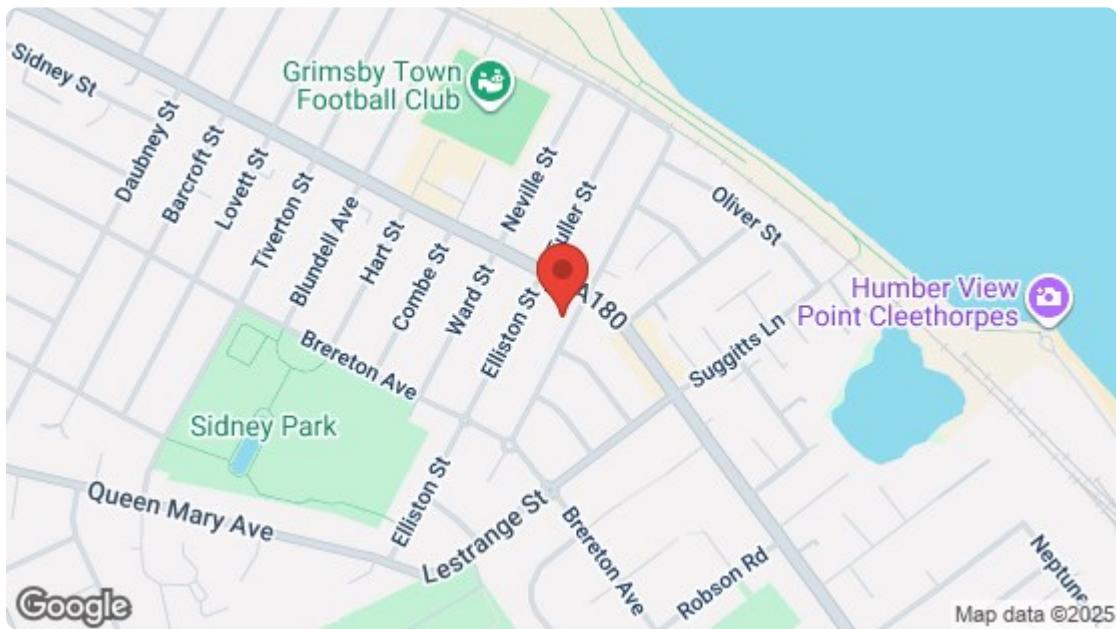
EPC - D

## **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



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 firms 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.