



## 2 Wilson Street Cleethorpes, DN35 7QF

Located in Cleethorpes Wilson Street is a well-presented property offered for sale with no forward chain. The property benefits from gas central heating, uPVC double glazing and a new roof completed in May 2026. The accommodation briefly comprises a lounge leading through to the dining room, a conservatory and a modern fitted kitchen with a useful storage cupboard. To the first floor are two double bedrooms and a modern bathroom. Outside, the property benefits from a low maintenance rear garden with fenced boundaries. This property is offered with no forward chain and viewing is highly recommended.

**£126,000**

- MODERN TWO BEDROOM END TERRACE PROPERTY
- NO FORWARD CHAIN
- CLOSE TO CLEETHORPES BEACH
- KITCHEN
- LOUNGE/DINING ROOM
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- BATHROOM
- LOW MAINTENANCE REAR GARDEN
- NEW ROOF MAY 2026



## 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 double glazed uPVC door into the hallway.

### HALLWAY

Having vinyl flooring, radiator and carpeted stairs leading to the first floor.

### LOUNGE

15'2" x 14'0" (4.63 x 4.27)

Benefitting from a double glazed bay window to the front, carpeted flooring and a radiator. The room also features a wooden fire surround with a cast iron grate and double doors opening to the rear dining room/lounge.



### LOUNGE



### DINING ROOM

11'0" x 9'1" (3.37 x 2.77)

Having double doors leading from the lounge with wood effect tiled flooring, radiator and a door leading to the conservatory.



## KITCHEN

11'6" x 9'11" (3.53 x 3.03)

The kitchen is fitted with a range of white wall and base units complemented by contrasting solid wood work surfaces and tiled splashbacks. It incorporates a sink and drainer, electric oven and hob with extractor fan over, and has space for a fridge freezer. There is also a useful storage cupboard. Finished with wood effect tiled flooring, double glazed windows, a radiator and uPVC double glazed door leading to the rear garden.



## KITCHEN



## CONSERVATRY

10'8" x 9'4" (3.26 x 2.87)

The brick based conservatory has uPVC double glazed windows with patio doors leading to the garden and an insulated roof with continued wood effect tiled flooring.



## FIRST FLOOR

### FIRST FLOOR LANDING

continued carpeted flooring leading from the stairs.

### BEDROOM ONE

13'11" x 13'6" (4.26 x 4.12)

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



### **LARGE STORAGE SPACE/ WALK IN WARDROBE**

Large storage area or walk in wardrobe with carpeted flooring, radiator and a uPVC double glazed window to the front aspect.



### **BEDROOM TWO**

11'1" x 7'6" (3.39 x 2.30)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Storage cupboard housing the wall mounted boiler.



### **BATHROOM**

6'10" x 6'3" (2.10 x 1.93)

Benefiting from a white three piece suite comprising of; bath with electric shower and screen, pedestal hand wash basin and low flush wc. Finished with Vinyl flooring, doubled glazed window and towel radiator.



### **GARDENS**

The property benefits from a low maintenance rear garden with fenced boundaries and a hard standing patio area, ideal for outdoor seating. To the front, there is a further low maintenance garden with attractive brick boundary walls.



## GARDENS



## OUTSIDE

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

### 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.

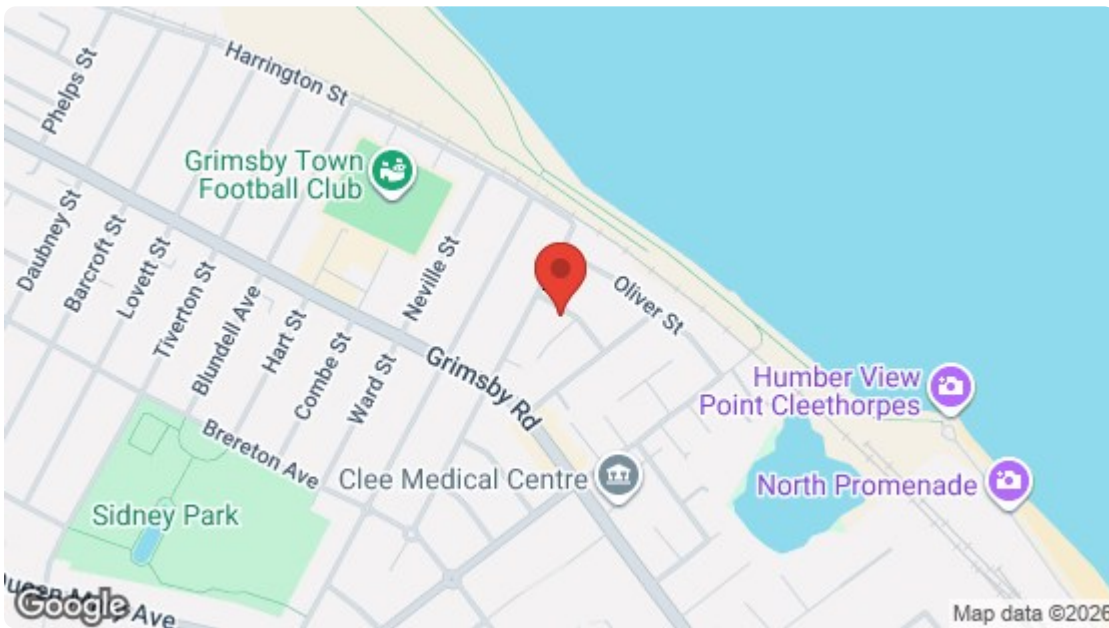
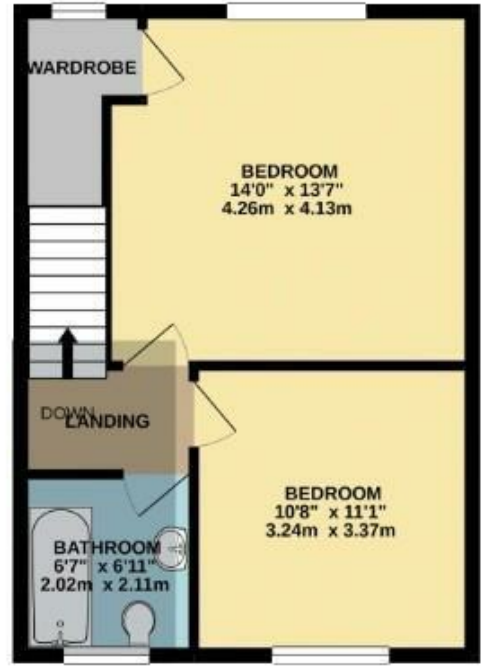
### OPENING TIMES

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

GROUND FLOOR  
530 sq. ft. (49.2 sq. m.) approx.



1ST FLOOR  
425 sq. ft. (39.5 sq. m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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.