

12 GRAFTON STREET
CLITHEROE
BB7 1NQ

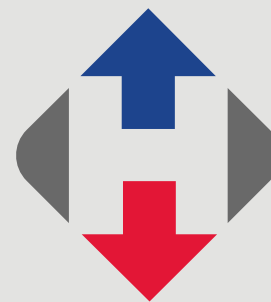
£159,950



- Stunning stone mid terrace
- Excellent fitted dining kitchen
- Cosy lounge, utility room
- 2 good-sized double bedrooms
- Modern 3-piece bathroom
- Close to Clitheroe town centre
- Gas CH & UPVC double glazing
- 82 m2 (879 sq ft) approx.

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Situated a short walk from Clitheroe town centre and its ever growing number of amenities, this stonebuilt mid terrace property offers stunning internal accommodation with two large double bedrooms and a modern bathroom with a 3-piece suite.



On the ground floor is a cosy lounge with electric stove effect fire, a stunning dining kitchen, fully fitted with patio doors to the rear and a large multi-fuel burner, along with a useful utility room.

LOCATION: From our sales office travel down Castle Street and then turn right onto Wellgate and follow the road straight down to the bottom. At the junction turn right and then left at the mini roundabout. Follow the road up and turn right after the butchers onto Hayhurst Street. Follow the road for a short while before turning right again onto Grafton Street. Number 12 is on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With UPVC external door and UPVC internal door to:

ENTRANCE HALLWAY: With staircase to the first floor landing.

LOUNGE: 3.4m x 3.1m (11'3" x 10'2"); with electric stove effect fire set in chimney breast and television point.

DINING KITCHEN: 4.7m x 4.0m (15'3" x 13'0"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and under-unit lighting. Dual oven 5-ring gas range with stainless steel splashback and stainless steel extractor hood, one-and-a-half

bowl sink unit with mixer tap, feature multi-fuel stove sat on a stone hearth, understairs storage cupboard and UPVC patio doors to the rear yard.

UTILITY ROOM: 2.0m x 2.2m (6'8" x 7'1"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, one-and-a-half bowl sink unit with mixer tap, space for American style fridge-freezer, plumbed and drained for a washing machine and slimline dishwasher.

FIRST FLOOR:

LANDING: With attic access point and drop-down ladder.

BEDROOM ONE: 3.3m x 4.0m (10'11" x 13'1"); with television and telephone point.

BEDROOM TWO: 4.7m x 2.6m (15'5" x 8'8").

BATHROOM: With a 3-piece modern suite in white comprising a low level w.c., vanity wash-hand basin and panelled bath and vanity screen. Heated stainless steel towel rail, part-tiled walls, tiled floor and storage cupboard with Viessmann combination boiler.





OUTSIDE: To the rear of the property is an enclosed yard area with large timber storage shed.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

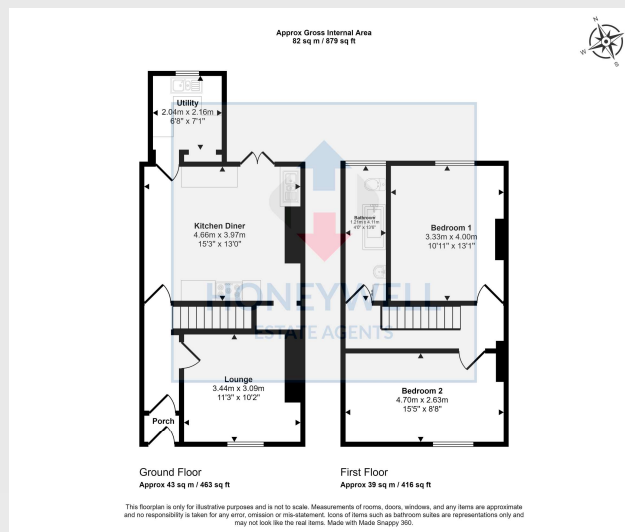
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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12 Grafton Street, Clitheroe, BB7 1NQ
MJ/CJ/050324

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