

4 GRAFTON STREET
CLITHEROE
BB7 1NQ

£144,950

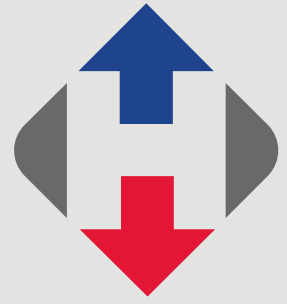


- Well-presented stonebuilt mid terrace
- 2 bedrooms
- Modern bathroom with shower
- Living room, dining kitchen & utility
- Situated close to the town centre
- Ideal first time buy or investment
- Gas CH & UPVC double glazing
- 76 m2 (814 sq ft) approx.

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Situated a short walk from the town centre and its ever growing number of amenities, this attractive stonebuilt mid terrace would make a perfect first time buy or investment.

The property is well-presented with a comfy living room and good-sized kitchen complemented by a useful utility room. On the first floor there are two bedrooms and a quality modern fitted 3-piece bathroom with shower. The property benefits from an enclosed yard to the rear.



LOCATION: From our sales office in Clitheroe travel down Castle Street and turn right onto Wellgate. Follow the road to the T-junction and turn right and immediate left at the mini roundabout. Continue up the hill, turn right onto Hayhurst Street and then second right onto Grafton Street. Number 4 is on the right hand side.

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

ENTRANCE VESTIBULE: With UPVC external door and single glazed internal door.

LOUNGE: 4.3m x 3.9m (13'11" x 12'9"); with a 'Living Flame' gas fire in a feature surround, gas and electric meter cupboards, television point and telephone point.

DINING KITCHEN: 4.2m x 4.1m (13'9" x 13'5"); with a modern range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring electric hob with extractor hood over, single drainer stainless

steel sink unit, staircase to the first floor landing and part-tiled walls.

UTILITY ROOM: 2.3m x 2.7m (7'5" x 8'11"); with base and wall level storage cupboards with complementary work surfaces, plumbed and drained for an automatic washing machine and vented for a tumble dryer, wall-mounted central heating boiler, part-tiled walls and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 3.9m (13'11" x 12'10").

BEDROOM TWO: 2.1m x 4.2m (7'0" x 13'9").

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a P-shaped panelled bath with a plumbed shower over and vanity screen, majority tiled walls, heated stainless steel towel rail, low voltage lighting and built-in storage cupboard.





OUTSIDE: To the rear of the property is a low maintenance enclosed yard.

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.

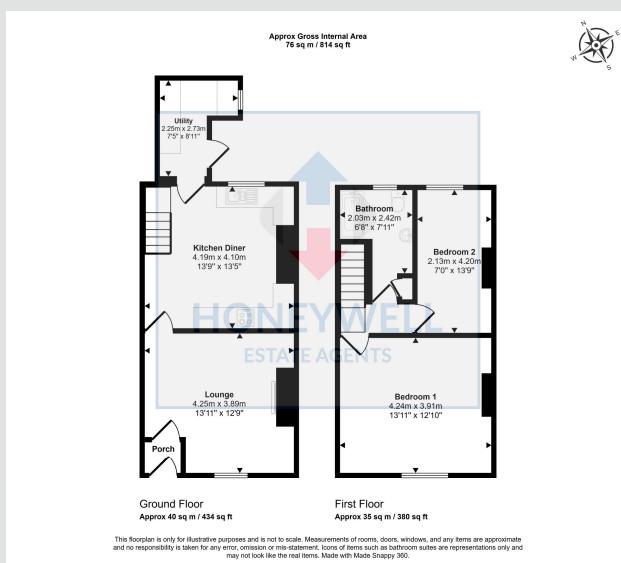
COUNCIL TAX BAND A.

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

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





4 Grafton Street, Clitheroe, BB7 1NQ
MJ/CJ/260825

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