

12 GRAFTON STREET
CLITHEROE
BB7 1NQ

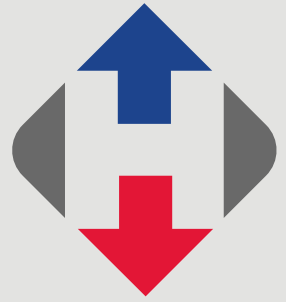
£135,000



- Superbly presented mid terrace
- Cosy lounge
- Modern 3-pce bathroom with shower
- Gas CH & uPVC double glazing
- Excellent dining kitchen, utility
- 2 good-sized double bedrooms
- Convenient location close to town centre
- 81 m2 (876 sq ft) approx.

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A spacious and well presented terrace home situated close to Clitheroe town centre and its many amenities. The property has been renovated by the current owners over the past few years to a high standard throughout.



The accommodation comprises a cosy lounge to the front of the property and a superb dining kitchen in the centre with a separate useful utility. On the first floor are two excellent sized double bedrooms and a bathroom with a modern three-piece white suite with shower.

To the rear of the property is an enclosed yard area with beds of fruit trees and berries along with a small decked patio and timber shed.

LOCATION: From our sales office travel down Castle Street and turn right into Wellgate. Follow the road to the end and at the T-junction turn right and then immediately left at the mini roundabout. Follow the road up the hill before turning right into Hayhurst Street. Continue along for a short while before turning second right into Grafton Street. Number 12 is located on the right hand side.

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

ENTRANCE PORCH: With uPVC external door, internal door to:

HALLWAY: With laminate wood effect flooring, staircase to the first floor landing.

LOUNGE: 3.5m x 2.8m (11'6" x 9'9"); with laminate wood effect flooring, electric fire in feature surround with stone hearth, television point, meter cupboards.

DINING KITCHEN: 4.7m x 4.1m (15'5" x 13'4"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces and downlighting, range of built-in appliances including fridge freezer, gas range with extractor over, multi-fuel burner on a stone hearth, one and a half bowl sink unit, wooden working surfaces, French doors to the rear of the property.

UTILITY ROOM: 2.3m x 2.1m (7'5" x 6'9"); base and wall units with wooden working surfaces, one and a half bowl sink unit, laminate wood effect flooring, plumbed and drained for automatic washing machine and dishwasher.

FIRST FLOOR:

LANDING: With low voltage lighting, attic access point via drop-down ladder.

BEDROOM ONE: 4.1m x 3.3m (13'7" x 10'11"); with television point.





BEDROOM TWO: 4.7m x 2.7m (15'5" x 8'10").

BATHROOM: With 3-piece white suite comprising low suite w.c., wash handbasin and panelled bath with plumbed shower over, vanity screen, part-tiled walls, low voltage lighting, built-in storage cupboard housing Veismann combination central heating boiler.

OUTSIDE: To the rear of the property is an enclosed yard with small decked patio area, timber shed and raised flower beds with a variety of plants and fruit trees.

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

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

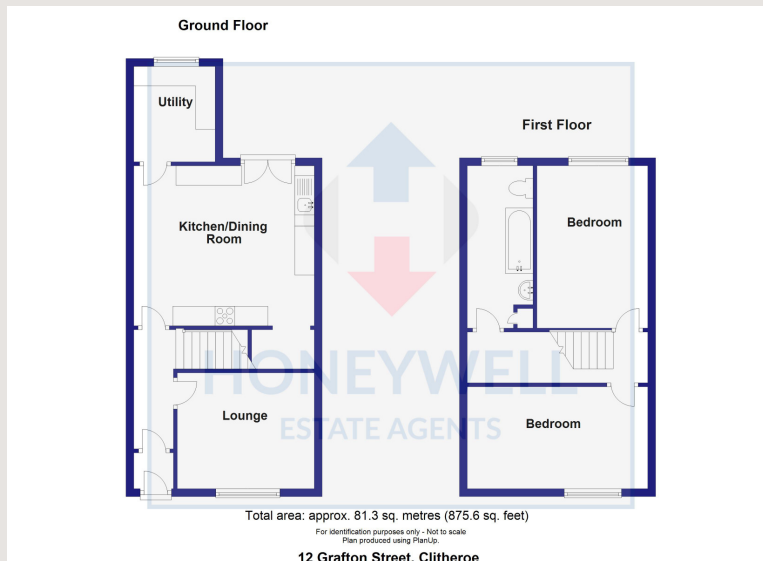
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND B.

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.





12 Grafton Street, Clitheroe, BB7 1NQ
MJ/SMR/200620

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1 Castlegate, Clitheroe. BB7 1AZ
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The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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