

20 GRAFTON STREET
CLITHEROE
BB7 1NQ

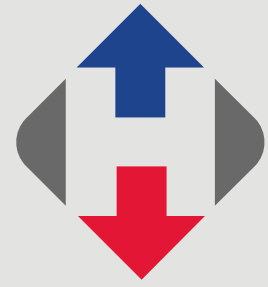
£129,950



- Stonebuilt mid terrace property
- Spacious accommodation
- 2 bedrooms, 3-piece bathroom
- 2 reception rooms, fitted kitchen
- Large car port to rear
- Convenient for town centre
- Gas CH & UPVC double glazing
- 67 m2 (721 sq ft) approx.

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Situated a short walk from the town centre and its growing number of amenities, this traditional stonebuilt mid terrace home offers spacious and well maintained accommodation with the addition of a large car port attached to the rear of the property.



Accommodation comprises an entrance porch, lounge with a solid fuel burner and a dining room open to a fitted kitchen. On the first floor there are two good-sized bedrooms along with a 3-piece bathroom with a shower.

LOCATION: From our sales office travel down Castle Street and turn right onto Wellgate. Follow the road to the bottom and turn right at the T-junction and then immediately left at the mini roundabout. Follow the road for a short while before turning right onto Hayhurst Street and then second right onto Grafton Street.

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

ENTRANCE PORCH: With a composite external door, tiled floor and part-glazed internal door to:

LOUNGE: 4.1m x 3.9m (13'3" x 12'9"); with a solid fuel burner set on a stone hearth with a feature surround, 2 wall light points, gas meter cupboard and mid staircase to the first floor landing.

DINING ROOM: 4.0m x 3.2m (13'2" x 10'6"); with understairs storage cupboard and open to:

FITTED KITCHEN: 2.0m x 3.4m (6'8" x 11'2"); with a range of fitted base and matching wall storage cupboards with complementary work

surfaces, plumbed and drained for an automatic washing machine, built-in electric oven, 4-ring gas hob with extractor hood over, single drainer stainless steel sink unit, tiled flooring, part-tiled walls, part-vaulted ceiling with low voltage lighting and 2 double glazed Velux windows, UPVC external door to the rear of the property.

FIRST FLOOR:

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

BEDROOM ONE: 4.0m x 3.9m (13'3" x 12'11").

BEDROOM TWO: 2.2m x 3.2m (7'1" x 10'6"); with built-in storage cupboard.

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with plumbed shower over and vanity screen, majority tiled walls and built-in storage cupboard housing combination central heating boiler.





OUTSIDE: To the rear of the property is a covered CAR PORT area with folding doors and water point.

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.

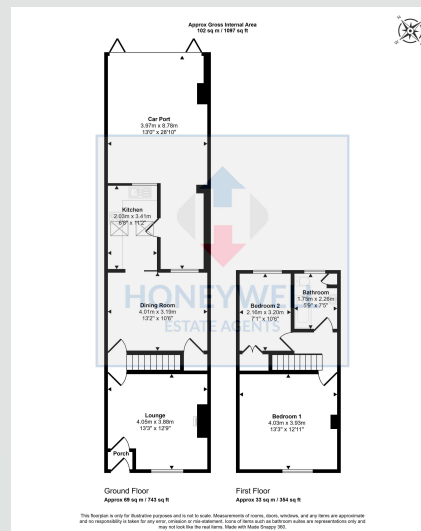
COUNCIL TAX BAND A.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

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20 Grafton Street, Clitheroe, BB7 1NQ
MJ/CJ/030625

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