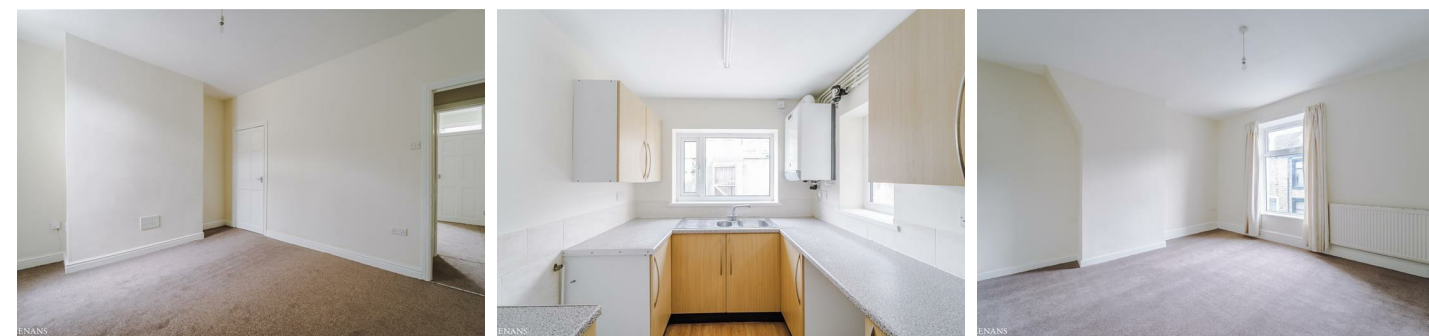




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			72
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Grafton Street, Clitheroe, BB7 1NQ

£149,950

A FANTASTIC INVESTMENT OR FIRST TIME HOME

Welcome to this charming property located on Grafton Street in the picturesque town of Clitheroe. This delightful house boasts two cosy bedrooms, ideal for a small family or as a starter home. The property also features two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with loved ones.

Situated in a central location, this home offers convenience at your doorstep with easy access to local amenities, shops, and transport links. Whether you're an investor looking for a promising opportunity or a first-time buyer eager to step onto the property ladder, this residence presents a fantastic option.

Don't miss the chance to make this house your own and enjoy the comfort and convenience it has to offer in the heart of Clitheroe. Contact us today to arrange a viewing and start envisioning the possibilities of calling this property your new home.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents.

Grafton Street, Clitheroe, BB7 1NQ

£149,950



- Mid Terraced Property
- Spacious Interiors
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom
- Ideal First Home
- Council Tax Band A

Ground Floor

Entrance Vestibule

UPVC front door and hardwood door to reception room one.

Reception Room One

13'5 x 13'0 (4.09m x 3.96m)

UPVC double glazed window, central heating radiator, television point and open access to inner hall.

Inner Hall

Stairs to first floor and door to reception room two

Reception Room Two

13'5 x 11'0 (4.09m x 3.35m)

UPVC double glazed window, central heating radiator, understairs storage and door to kitchen.

Kitchen

9'11 x 7'2 (3.02m x 2.18m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, space for oven, stainless steel sink and drainer with mixer tap, tiled splashback, space for fridge freezer, plumbing for washing machine, laminate flooring and UPVC door to rear.

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

13'4 x 13'0 (4.06m x 3.96m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'11 x 7'3 (4.24m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, part tiled elevations and laminate flooring.

Exterior

Rear

Enclosed yard.



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