

18 GRAFTON STREET
CLITHEROE
BB7 1NQ

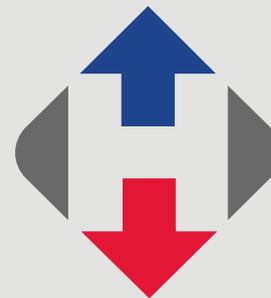
£140,000



- Stonebuilt mid terraced house
- 3 bedrooms
- 2 separate reception rooms
- Kitchen and 3 -piece bathroom
- Convenient location close to town
- Gas Central heating and double glazing
- Enclosed yard to rear
- 81 m2 (868 sq ft) approx.

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A good-sized stonebuilt terrace house situated in this extremely convenient location which is only a few minutes' walk from Clitheroe town centre and all of its amenities.



This 3-bedroom house benefits from 2 separate reception rooms and an extension to the rear housing the kitchen and 3-piece bathroom. There is gas central heating, the boiler was installed in 2024 and a new composite front door has just been fitted.

Grafton Street is a small street close to Lidl and Alpes butchers. This property is ideal for a first-time buyer.

LOCATION: From our office continue along Castle Street, turn right by the library clock into Wellgate and continue straight on to the stop sign, turn right and at the mini roundabout continue straight on, turn first left and then right and left into Grafton Street.

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

ENTRANCE: through recently installed modern composite front door into:

SITTING ROOM: 4.1m x 4.8m (13'5" x 15'7"); with wall light points and staircase off to first floor with understairs storage cupboard.

LOUNGE: 3.7m x 3.2m (12'3" x 10'6"); with television point and decorative brick fireplace with fitted shelving and wooden mantle.

KITCHEN: 2.0m x 3.3m (6'6" x 10'10"); with a fitted range of oak fronted wall and base units with complimentary laminate work surface and tiled splashback, one and a half bowl single

drainer sink unit with mixer tap, gas cooker with oven, separate grill and four-ring gas hob with extractor over. Plumbing for a washing machine, space for a tumble drier, tiled floor, coved cornicing, wall-mounted central heating boiler installed in 2024 which is still under guarantee and half glazed PVC door to rear yard.

BATHROOM: with a three-piece white suite comprising low suite W.C with push button flush, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and mixer shower over, part-tiled walls, extractor fan and tiled floor.

FIRST FLOOR:

LANDING: with loft access.

BEDROOM ONE: 4.2m x 4.0m (13'9" x 13'0").

BEDROOM TWO: 1.7m x 3.3m (5'7" x 10'11"); with television point.

BEDROOM THREE: 2.3m x 2.4m (7'8" x 7'9"); with television point.





OUTSIDE: To the rear there is an enclosed rear yard with gated access.

HEATING: Gas fired central heating complemented by double glazing. Boiler was installed in 2024.

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

COUNCIL TAX BAND B.

TENURE: Leasehold

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





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CD/CE/270326

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