



Grafton Street, Clitheroe, BB7 1NQ

£850 Per Month

A BRIGHT TWO BEDROOM MID TERRACE PROPERTY

Welcome to this charming mid-terrace house located on Grafton Street in the picturesque town of Clitheroe. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space.

As you enter the home, you will be greeted by a bright and inviting kitchen, perfect for those who enjoy cooking and entertaining. The kitchen offers ample space and natural light, creating a warm atmosphere for family meals or gatherings with friends. The property also boasts a convenient yard, providing an outdoor space for relaxation or al fresco dining.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. With its modern fittings, it caters to your everyday needs while maintaining a stylish appeal.

Situated in Clitheroe, this property benefits from the town's rich history and vibrant community. Residents can enjoy a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, making it simple to explore the stunning surrounding countryside or commute to nearby towns.

This lovely two-bedroom house on Grafton Street is new to the rental market and presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood. Don't miss your chance to make this delightful property your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- 2 cosy bedrooms
 - New to rental market
 - Private yard space
 - Viewing recommended
- Bright, airy kitchen
 - Located on Grafton Street
 - Ideal for small families
- Mid-terrace house
 - Close to Clitheroe amenities
 - Easy access to transport

Ground Floor

Entrance Vestibule

3'11 x 3'8 (1.19m x 1.12m)
Front entrance door and door to the reception room one.

Reception Room One

13'5 x 13' (4.09m x 3.96m)
UPVC double glazed window, central heating radiator, brick fireplace, stairs to the first floor and doors to reception room two.

Reception Room Two

13'5 x 11' (4.09m x 3.35m)
UPVC double glazed window, central heating radiator, understairs storage and door to the kitchen.

Kitchen

10' x 7'2 (3.05m x 2.18m)
UPVC double glazed window, range of panelled wall and base units with granite effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring hob, plumbing for washing machine, space for fridge freezer, Baxi boiler, wood effect flooring and UPVC double glazed door to the rear.

First Floor

Landing

8' x 6'2 (2.44m x 1.88m)
Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

13'4 x 13'1 (4.06m x 3.99m)
UPVC double glazed window and central heating radiator.

Bedroom Two

13'10 x 7'5 (4.22m x 2.26m)
UPVC double glazed window, central heating radiator and loft access.

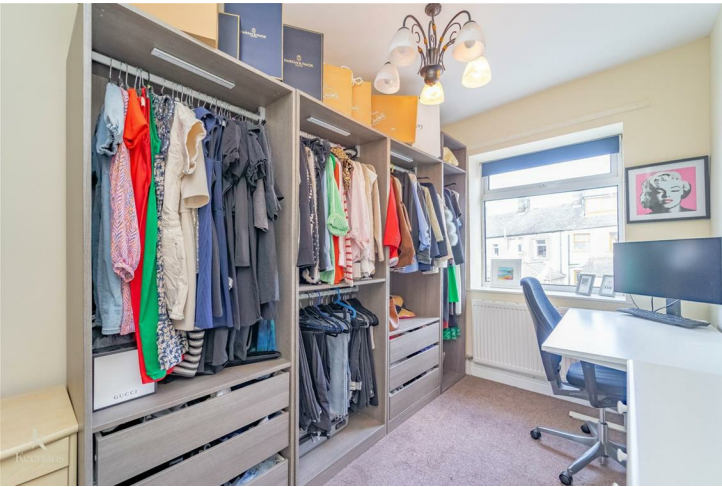
Bathroom

7'7 x 5'9 (2.31m x 1.75m)
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath with electric feed shower overhead, part tiled elevations and wood effect flooring.

External

Rear

Enclosed paved yard.



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