


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Grafton Street, Clitheroe, BB7 1NQ

£190,000

A STUNNING TWO BEDROOM WITH A STUDY END OF TERRACE PROPERTY IN CLITHEROE

Nestled in the charming town of Clitheroe, this delightful spacious two bedroom end terrace house with study, on Grafton Street presents an excellent opportunity for first-time buyers. The property is turn-key ready, allowing you to move in without the hassle of renovations or repairs.

Situated in a prime location, this home is just a stone's throw away from the town centre, providing easy access to a variety of local amenities, shops, and eateries. The vibrant community atmosphere of Clitheroe is sure to appeal to those looking for a friendly and welcoming environment.

The house itself boasts a well-thought-out layout, making it ideal for modern living. Each of the two bedrooms and study offers ample space, perfect for a growing family or for those who desire extra room for guests or a home office. The end terrace position provides additional privacy and a sense of space, making this property a standout choice in the area.

With its convenient location and move-in ready condition, this home is not just a property; it is a wonderful opportunity to start your journey in homeownership. Don't miss the chance to make this lovely house your new home in Clitheroe.

Grafton Street, Clitheroe, BB7 1NQ

£190,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating D
- On Street Parking
- Two Spacious Reception Rooms
- Open Plan Kitchen/Dining Area
- Viewing Essential
- Modern Three Piece Bathroom Suite
- Enclosed Rear Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Vestibule

3'4 x 3' (1.02m x 0.91m)

Reception Room One

x 13'3 (x 4.04m)

Reception Room Two

13'4 12'9 (4.06m 3.89m)

Kitchen/Dining Area

13'9 x 11'7 (4.19m x 3.53m)

First Floor

Landing

13' (3.96m)

Bedroom One

13'4 x 13'1 (4.06m x 3.99m)

Bedroom Two

13'9 x 11'8 (4.19m x 3.56m)

Study

9'5 x 4'1 (2.87m x 1.24m)

Bathroom

9'4 x 5'8 (2.84m x 1.73m)

External

Rear

Enclosed stone chip garden, pergola, timber shed and gate to shared access road.



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