



Clifton Avenue, Blackpool

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- Three bedroom semi detached true bungalow
- No chain
- Large plot
- Impeccable standard throughout
- Great motorway connections
- Quiet residential location

We welcome to the market a fully renovated three bedroom semi detached true bungalow situated on a large corner plot. This stunning property has been taken back to brick and plastered throughout, new heating system, new windows and Bi fold doors, rewired to name a few of the upgrades. Briefly comprising, modern kitchen with integrated washer / dryer, fridge / freezer and dishwasher. Stunning lounge / dining with media wall and inset fire, feature glass part ceiling. A four piece bathroom with a corner bath, walk in shower cubicle with rain shower head. Three bedrooms and a fully boarded, spacious attic with a pull down ladder. Externally there are South / West facing rear and side gardens, garage with a new roof and outside lights and off road parking.



Offers In Excess Of: £185,000











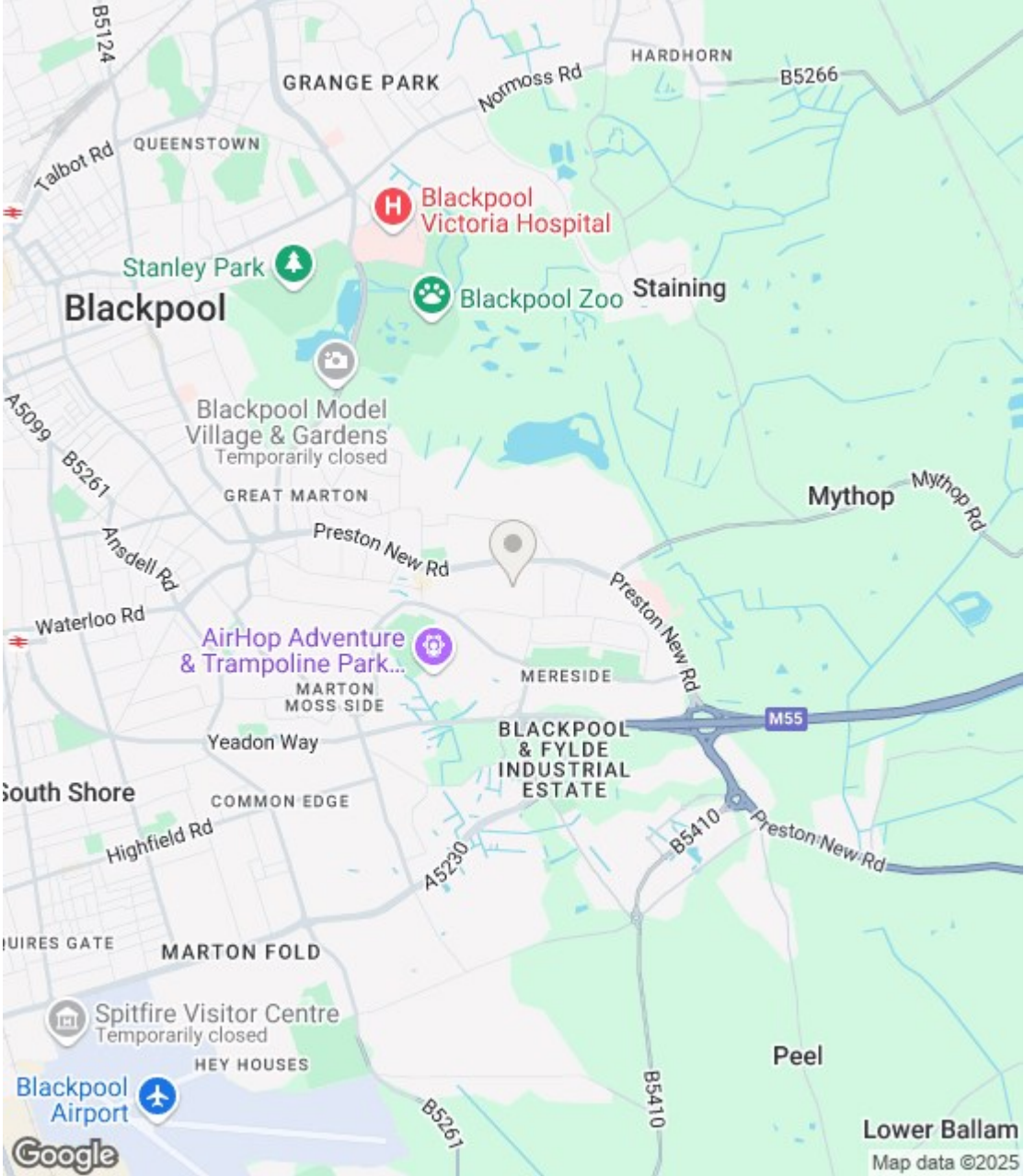


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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