



2 Clifton Avenue, Blackpool, FY4 4RF

Price: £147,950

- Well Presented Semi-Detached True Bungalow
- Convenient And Well Connected Location
- Spacious Lounge With Feature Gas Fire
- Fitted Dining Kitchen With External Access
- Two Well Proportioned Bedrooms
- Stylish Modern Shower Room
- West Facing Rear Garden, Garage And Ample Off-Road Parking
- Council Tax Band - B

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INTRODUCTION

Situated in a convenient and well-connected location, this well-presented semi-detached true bungalow offers comfortable single-level living, ideal for a range of buyers including downsizers, first-time purchasers and those seeking easy access to local amenities and transport links.

The accommodation is entered via a welcoming entrance vestibule which leads into a central hallway featuring attractive decorative cornice-style ceilings. To the front of the property, the spacious lounge provides a bright and inviting living space, complete with a feature gas fire set within an attractive surround, creating a warm and cosy focal point.

The dining kitchen is fitted with a range of matching wall and base units complemented by practical work surfaces and tiled splashbacks. There is ample space for a range of appliances, including a cooker, fridge freezer, washing machine and tumble dryer, while a door to the side elevation provides convenient external access.

The property offers two well-proportioned bedrooms. The principal bedroom overlooks the front aspect and benefits from decorative cornice detailing, while the second bedroom enjoys views over the rear garden with double glazed doors opening directly onto the outdoor space.

Completing the internal accommodation is a stylish and contemporary shower room, fitted with a walk-in shower with glass screen, pedestal wash hand basin, low-level WC, modern wall cladding and a heated towel rail.

Externally, the property benefits from an enclosed west-facing rear garden, providing an ideal setting for outdoor relaxation and entertaining whilst enjoying the afternoon and evening sunshine. To the front and side, there is ample off-road parking for several vehicles, leading to a detached garage with an electric up-and-over door, power and lighting.

Further benefits include double glazing, gas central heating and the property falls within Council Tax Band B.

Early viewing is highly recommended to fully appreciate the accommodation and excellent location on offer.

TENURE

The property is **Freehold**

COUNCIL TAX

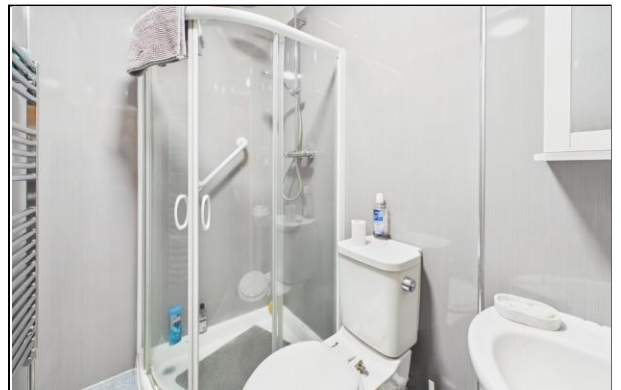
Band **"B"**



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