



### **Clifton Street, Blackburn**

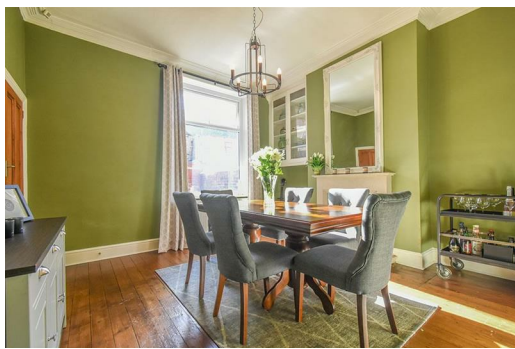
A completely charming and **UTTERLY GORGEOUS** three bedroom home is being welcomed to the market in an **EVER POPULAR LOCATION**. This property, which flows with sophisticated and modern tones is **BEAUTIFULLY PRESENTED** and is a true credit to the owner!

Benefiting from **TWO LARGE RECEPTION ROOMS**, a spacious four piece bathroom suite, three generous bedrooms and a separate kitchen, we can't recommend internal viewing highly enough. This would be perfectly suited to a **FIRST TIME BUYER** or growing family.

- Gorgeous Family Home
- Modern Decor
- Good Location
- Separate Kitchen
- Three Bedrooms
- Four Piece Bathroom Suite
- Beautifully Presented
- Two Reception Rooms
- Ideal First Home
- Original Ornate Features

**Offers over £135,000**

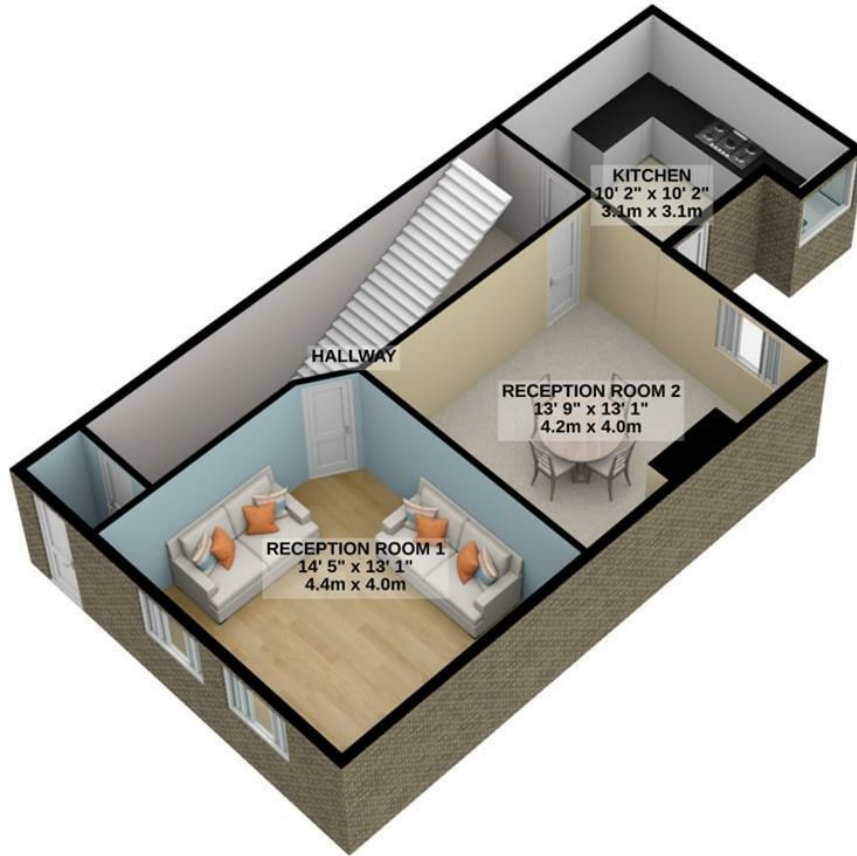
# Clifton Street, Blackburn







GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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>		
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(21-38) <b>F</b>		
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