



21 Garton Avenue, Blackpool, FY4 2JW

Price: £117,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		

- Three Bedroom Plus Loft Family Home
- Popular South Shore Location
- Spacious Open-Plan Dining Kitchen
- Three Well-Proportioned Bedrooms
- Versatile Loft Space
- East-Facing Rear Garden
- No Onward Chain Delay
- Council Tax Band - B

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INTRODUCTION A spacious and versatile three-bedroom plus loft family home, ideally positioned in a highly popular residential area of South Shore, just off the ever-popular Highfield Road. Offering generous accommodation throughout and excellent potential for further improvement, this property would make an ideal family home for buyers looking to put their own stamp on a property.

While some internal renovation and modernisation would be beneficial, the property provides a fantastic opportunity to create a beautiful and well-appointed home in a sought-after location. The property is also being offered for sale with no onward chain delay, making it an attractive proposition for buyers looking for a straightforward purchase.

The accommodation briefly comprises an entrance hallway providing access to the principal rooms, with a separate front lounge offering a comfortable reception space and plenty of potential for a variety of furniture arrangements.

To the rear is a generous open-plan dining room and kitchen, creating a sociable space ideal for family life and entertaining. The kitchen area provides access through to a rear porch, which in turn leads out to the garden.

To the first floor, there are three well-proportioned bedrooms, providing excellent flexibility for a growing family, along with a three-piece shower room.

A particular feature of the property is the fixed staircase from the first-floor landing leading to a versatile loft space. This additional area offers excellent potential and could be utilised in a number of ways, subject to any necessary permissions, including as a home office, playroom, hobby space, storage area or additional living accommodation.

Externally, the property benefits from an east-facing rear garden, providing an outdoor space with excellent potential for landscaping and family use. To the front, there is a wall-enclosed frontage with gated access, providing privacy and an attractive approach to the property.

Located just off Highfield Road, the property is conveniently placed for a wide range of local amenities, shops, supermarkets, schools, transport links and everyday facilities, while also being within easy reach of Blackpool town centre and the wider Fylde Coast.

This is a property offering excellent potential in a popular South Shore location and is sure to appeal to families, first-time buyers and purchasers looking for a home they can modernise and make their own. Early viewing is highly recommended.

APPROXIMATE AGE OF THE PROPERTY

1920s

TENURE

The property is **Freehold**



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COUNCIL TAX

Band B

ANNUAL COUNCIL TAX AMOUNT

£1954.73

BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

PLEASE NOTE

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27/08/2026



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