



20 Elaine Avenue, Blackpool, FY4 4LD

Price: £200,000

- Three Bedroom Corner Plot Family Home
- Sought-After Marton Residential Location
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Contemporary Wet Room Suite
- Mature Front, Side And Rear Gardens
- Driveway Parking For Two Cars And Detached Garage
- Council Tax Band - B

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INTRODUCTION Situated in the ever-popular residential area of Marton, this beautifully presented three-bedroom corner plot family home offers spacious and versatile accommodation throughout, complemented by exceptional outdoor space. Occupying a generous plot with mature gardens to the front, side and rear, this is a wonderful opportunity for families and buyers seeking a home that is ready to move into. Internal viewing is highly recommended to fully appreciate everything this property has to offer.

The welcoming entrance leads into a bright and spacious ground floor, featuring two versatile reception areas that provide excellent space for both everyday family living and entertaining. The main living room is enhanced by attractive solid 18mm oak flooring and a beautiful Portuguese limestone open fireplace with a granite hearth, creating a warm and inviting focal point.

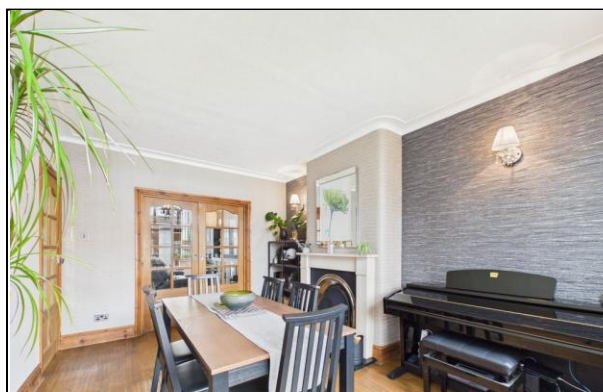
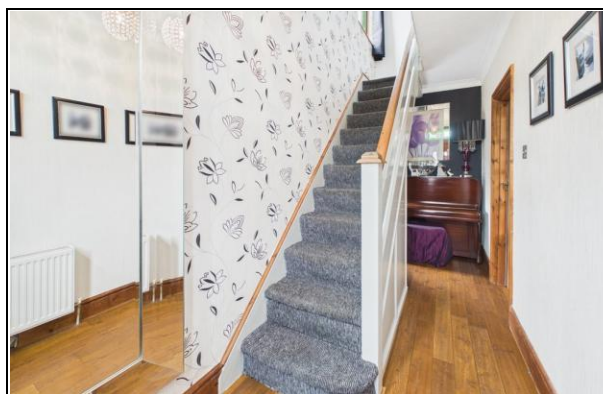
The modern fitted kitchen has been thoughtfully designed with both style and practicality in mind. It boasts an excellent range of quality round-edged units and doors, complemented by a granite sink and a full-height pull-out larder unit offering superb storage. Integrated appliances include a Bosch dishwasher, Fisher & Paykel built-in microwave with grill, Fisher & Paykel oven featuring steam cook and steam clean functions, a built-in 50/50 fridge freezer, and a wine fridge. An externally vented extractor completes this impressive kitchen.

To the first floor are three well-proportioned bedrooms, each offering comfortable accommodation with ample space for a growing family or those requiring a home office. The accommodation is served by a contemporary wet room, complete with a bathroom extractor fan for added convenience.

Externally, the property truly excels. Occupying an enviable corner plot, the home enjoys beautifully maintained mature gardens surrounding the property, providing a wonderful degree of privacy along with plenty of outdoor space to relax, entertain or enjoy gardening. A private driveway provides off-road parking for two vehicles and leads to a detached garage, offering additional parking or useful storage.

Located within easy reach of highly regarded schools, local shops, supermarkets, transport links and other everyday amenities, this fantastic home combines a desirable location with spacious accommodation and quality finishes throughout.

A superb family home offering generous living space, high-quality fixtures and fittings, and outstanding outdoor space-early viewing is strongly recommended.



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APPROXIMATE AGE OF THE PROPERTY

1920'S

TENURE

The property is **Freehold**

ANNUAL COUNCIL TAX AMOUNT

We are advised that the local Council Tax Amount for a band "B"

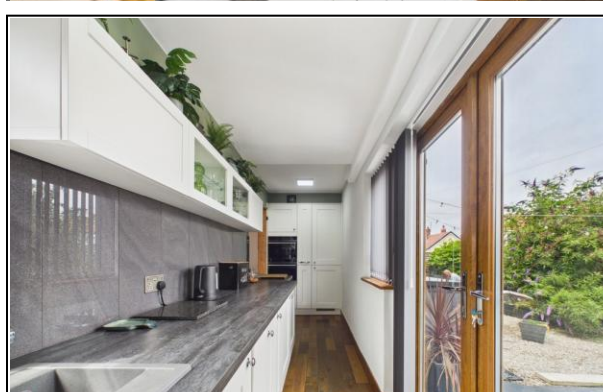
BROADBAND COVERAGE We are advised that the property can obtain Full Fibre Broadband. (FFB)

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>

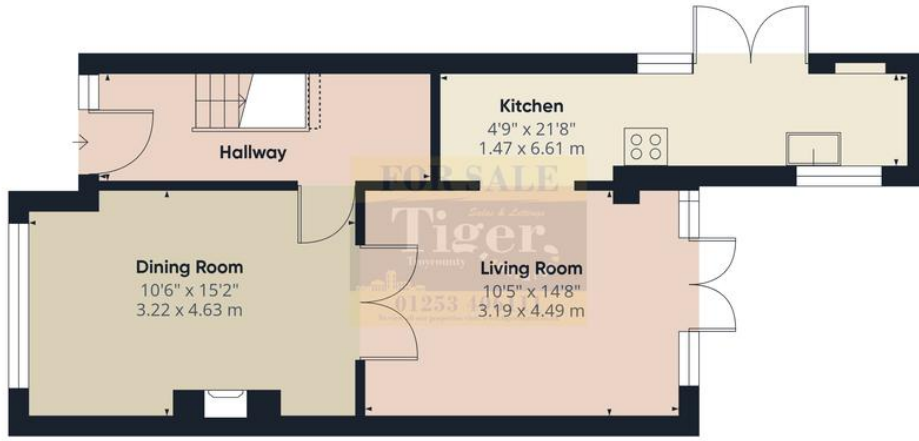
PLEASE NOTE

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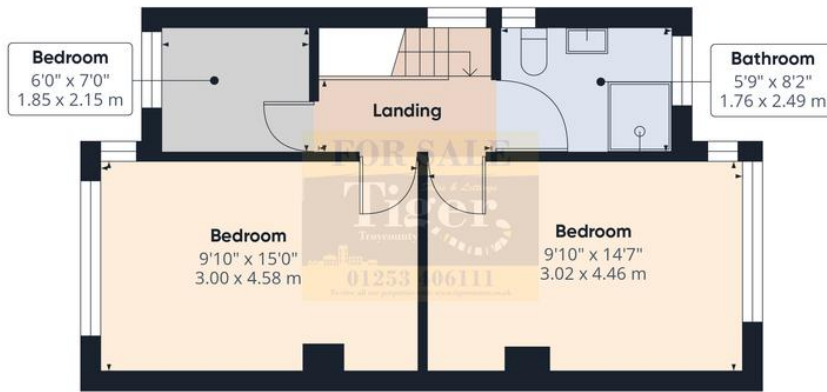
09/07/2026



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Ground Floor



Floor 1



Approximate total area⁰
925 ft²
86 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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