



46 Rosedale Avenue, Blackpool, FY4 4JB

Price: £850.00 pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		

- Three Bedroom Semi-Detached Family Home
- Popular Marton Residential Location
- Spacious Front Reception Room
- Open Plan Kitchen/Breakfast Room
- Stylish Ground Floor Shower Room
- Main Bedroom With WC
- Driveway, Garage And Generous Garden
- Council Tax Band - B

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INTRODUCTION

Three Bedroom Semi-Detached Family Home To Let In The Popular Marton Area

Situated in the ever-popular residential location of Marton, this beautifully presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout, making it an excellent choice for families or professional tenants seeking a well-maintained property close to local schools, amenities and transport links.

Upon entering the property, you are welcomed by a bright entrance hallway leading through to a generous front reception room. This inviting living space benefits from an abundance of natural light and provides the perfect setting for relaxing with family or entertaining guests.

To the rear of the property is a spacious open-plan kitchen and breakfast room, thoughtfully designed to provide both practicality and style. Offering ample worktop and storage space, the kitchen is ideal for modern family living and enjoys direct access to the enclosed rear garden, creating a seamless indoor-outdoor living experience during the warmer months.

Completing the ground floor is a contemporary three-piece shower room, finished to a high standard and offering added convenience for busy households.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from the added luxury of its own WC and wash hand basin, while the remaining bedrooms provide flexible accommodation suitable for children, guests or those working from home.

Externally, the property continues to impress with off-road parking via a side driveway leading to a detached garage, offering excellent storage or secure parking. The generous rear garden provides a wonderful outdoor space for children to play, family gatherings or simply relaxing in the sunshine.

Conveniently positioned within easy reach of highly regarded schools, local shops, supermarkets and excellent transport links, this fantastic home combines comfort, space and convenience in one of Marton's most sought-after residential locations.

Early viewing is highly recommended to fully appreciate the accommodation and lifestyle this superb rental property has to offer.



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TENURE

The property is **FREEHOLD**

COUNCIL TAX

Band **B**

ANNUAL COUNCIL TAX AMOUNT

£1,955.00 per annum

BROADBAND

We are advised that the property can obtain Full Fibre to the Property (FTTP)

MOBILE DATA

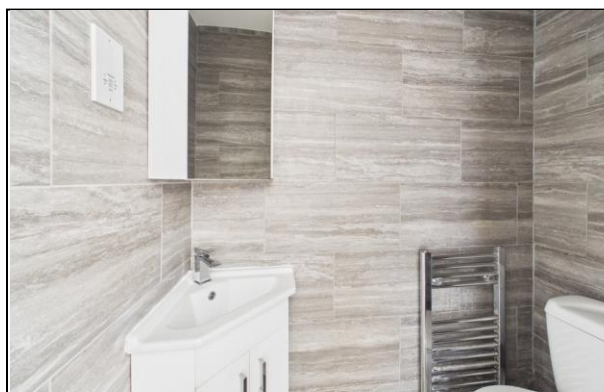
We are advised that you are likely to have mobile coverage.

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

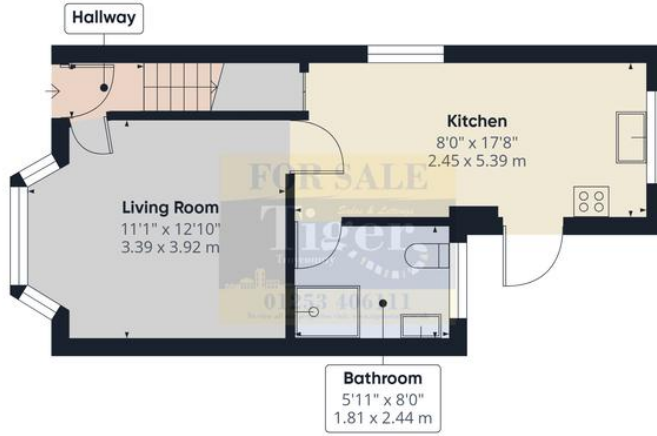
PLEASE NOTE

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15/07/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
620 ft²
57.6 m²

(1) Excluding balconies and terraces

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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