



576 Devonshire Road, Bispham,  
Blackpool, FY2 0JT

**£297,950**

This **EXTENDED** detached bungalow affords ample accommodation within just 0.2 miles of Bispham **VILLAGE** centre.

This **BEAUTIFUL** home is immaculate throughout. Briefly comprising three **DOUBLE** bedrooms, where the **MASTER** bedroom and **EN-SUITE** are amazing with **TWO** further bedrooms to the first floor. There is also a **STUNNING** breakfast kitchen with integrated appliances, supplemented by a **SEPARATE** fitted **UTILITY** room. The lounge and dining room are no less impressive, each being **OVER 22ft** and **19ft** respectively.

**A MUST** for an early viewing.

- **Spacious DETACHED**
- **THREE DOUBLE** bedrooms
- **HUGE Master Suite**
- **Modern Bathroom PLUS En-Suite**
- **STUNNING** breakfast kitchen
- **LARGE** dining room

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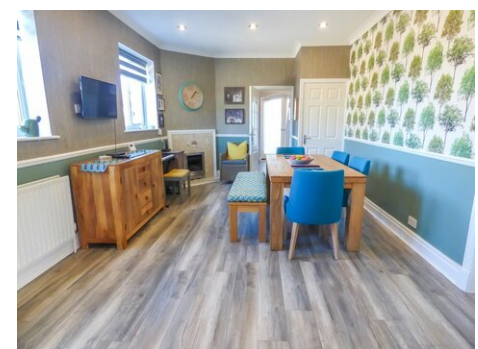
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- **CORNER** plot
- **SEPARATE** fitted **UTILITY** room
- **DOUBLE** garage / workshop
- **Within just 0.2 miles of VILLAGE** centre



**Porch:** Built in louvred cloaks cupboard, UPVC double glazed front door and windows, Decorative flooring.

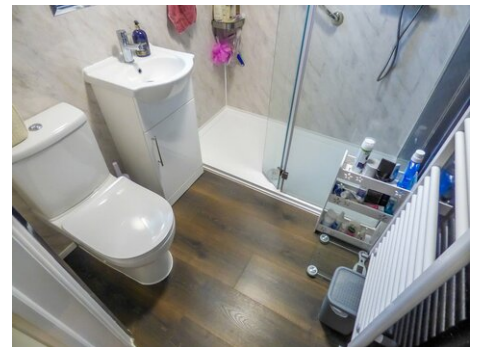
**Hall:** Staircase, Coved ceiling, Radiator.

**Lounge:** 22'0" x 11'2" (6.70 m x 3.40 m) Decorative period fireplace with marble hearth and inset with living flame coal effect gas fire, Coved ceiling, UPVC double glazed bay window.



**Master Bedroom:** 19'4" x 15'1" (5.90 m x 4.60 m) Ample storage to numerous fitted wardrobes, Overhead storage forming bed recess, Bedside units, Coved ceiling, UPVC double glazed window, Double radiator.

**...En-Suite:** Modern three piece shower room comprising; Large shower cubicle, vanity wash basin, Low flush WC, Panelled walls, Wood effect laminate flooring, UPVC double glazed window, Heated towel rail, Radiator.



**Bathroom:** Modern bathroom comprising; Panelled 'spa' bath with overhead shower and screen, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

**Dining Room:** 19'4" x 11'6" (5.90 m x 3.50 m) Fireplace with composite marble inset and hearth with a living flame coal effect gas fire, Coved ceiling, Wood effect laminate flooring, Understairs storage, Two UPVC double glazed windows, Double radiator. Directly open to:-



**Breakfast Kitchen:** 11'10" x 10'6" (3.60 m x 3.20 m) Superb range of stylish fitted wall and base cupboard units, Complementary worktops and breakfast bar, Colour coordinated sink, Integrated appliances to include; Oven, Hob, Extractor hood, Combi microwave oven, Fridge and Freezer. Coved ceiling, Wood effect laminate flooring, UPVC double glazed windows and patio door to garden.

**Utility Room:** 11'2" x 7'10" (3.40 m x 2.40 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Plumbed for washing machine, Concealed combi gas central heating boiler, Tiled floor, UPVC double glazed window and rear door.





**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 2:** 13'1" x 11'2" (4.00 m x 3.40 m) Fitted wardrobes, Fitted storage cupboard, Vanity wash basin, UPVC double glazed window, Radiator.

**Bedroom 3:** 13'1" x 8'6" (4.00 m x 2.60 m) Fitted wardrobe, Vanity wash basin with fitted storage unit, UPVC double glazed window, Radiator.



**Outside:**

**Front and Side Garden:** Crazy paved with established flowerbeds.

**Rear:** West facing 'patterned' concrete patio.

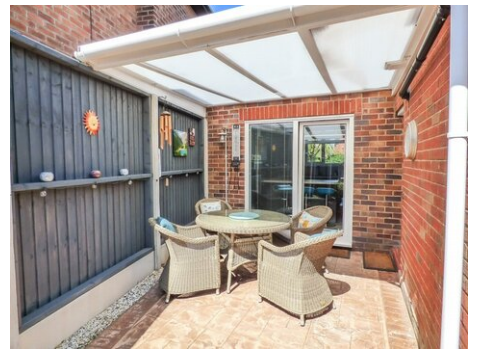
**Garage:** Double tandem garage, Electric up and over door, light, power and water connected, Ceramic sink.

**Heating:** Gas central heating - Baxi combination boiler installed Dec 20 with Gas safe building regs certificate available / Engineers last service recorded Nov 2022.

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - E £2653.38 (2023/24)

**Additional Information:** Miscellaneous white goods, furniture, carpets, curtains and light fittings may be available (subject to negotiation).



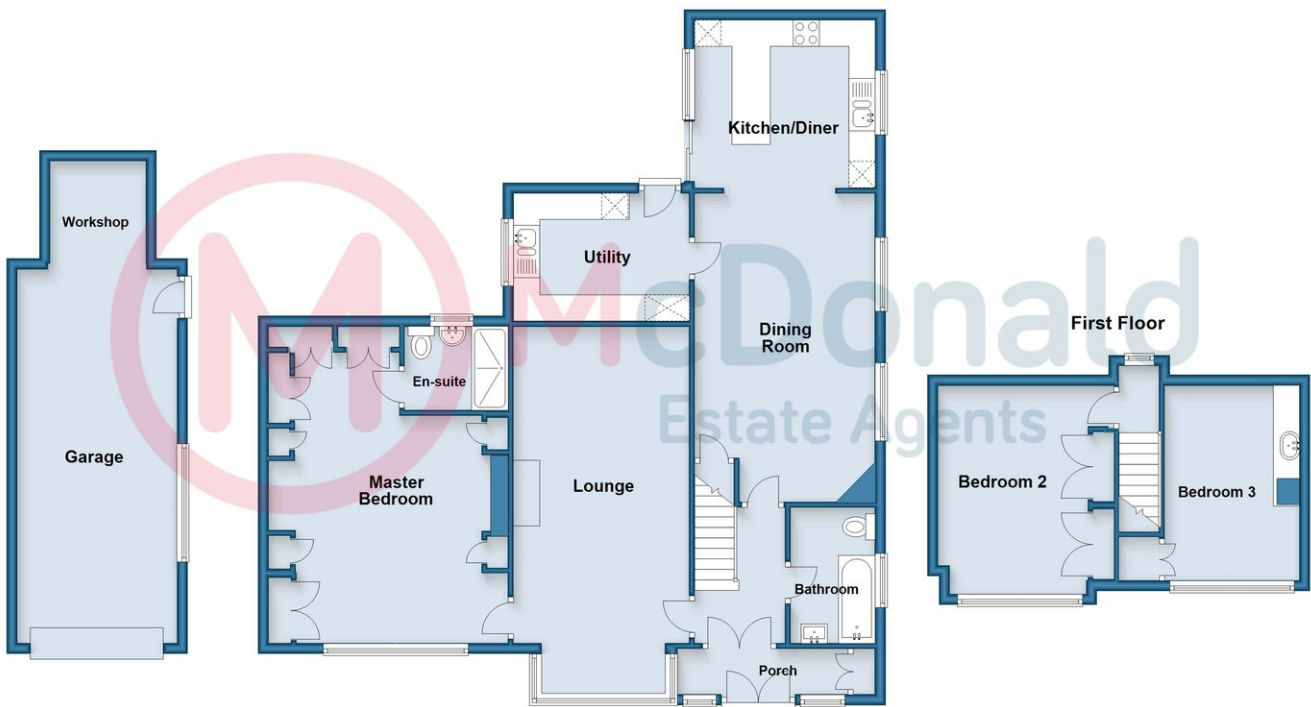
**Directions:** From our office on Red Bank Road travel inland to the roundabout and take the fourth exit into Devonshire, the property can be found on the right hand side.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Ground Floor



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Devonshire Road

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