



338 Devonshire Road, Bispham,  
Blackpool, FY2 0RA

**£450,000**

A thoroughly impressive, character Detached home which is beautifully presented with a lovely mix of the cosy and the contemporary throughout.

Already delightfully proportioned, 338 has also been extended to the rear with a Conservatory which measures over 23', and then there is the attached Garage/Leisure space which stretches out to around an incredible 50' - take a look at the floorplan !

A fine example - needs to be seen.

- FOUR Bedrooms - Master with en-suite
- Two separate Reception rooms
- Stunning modern Kitchen
- Conservatory - over 23'
- Ground floor WC
- Garage/Leisure space measuring upto 50' x 19'
- Westerly facing rear Garden

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**Vestibule:** UPVC double glazed windows and door.

**Hall:** Central staircase to first floor, Radiator.

**WC:** Low flush WC, Vanity wash basin, UPVC double glazed window.

**Lounge:** 20'10" x 16'0" (6.35 m x 4.88 m) Feature fireplace with Log Burner, TV point, Delft shelf, UPVC double glazed window and stained glass inglenook windows, UPVC double glazed doors to conservatory, Radiator.

**Second Lounge:** 15'6" x 11'5" (4.72 m x 3.48 m) Feature fireplace with inset living flame gas fire, Coved ceiling, Wood finish flooring, UPVC double glazed bay window, Radiator.

**Kitchen:** 17'0" x 15'2" (5.18 m x 4.62 m) (L-shaped) A simply stunning range of modern fitted wall and base cupboard units with quartz worktops, Recessed Belfast style sink, Space for range cooker with extractor, Integrated dishwasher and fridge, Built in storage, Recessed lighting, Wood effect laminate flooring, UPVC double glazed window, Vertical radiator.

**Utility Room:** 15'6" x 8'8" (4.72 m x 2.64 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window. Personal door to garage.

**Conservatory:** 23'7" x 11'1" (7.19 m x 3.38 m) UPVC double glazed windows, doors and lantern, Recessed lighting, Radiator.



## First Floor:

**Bedroom 1:** 15'6" x 11'5" (4.72 m x 3.48 m) Fitted wardrobes, Coved ceiling, UPVC double glazed bay window.

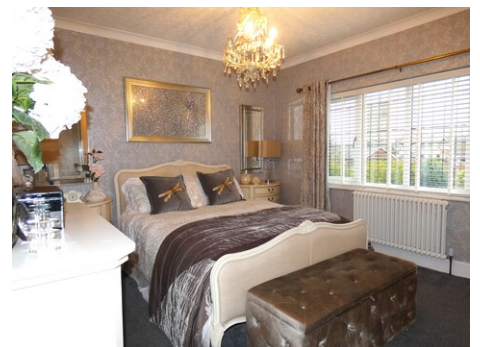
**En-Suite:** Comprising; Step in shower, Vanity wash basin, Low flush WC.

**Bedroom 2:** 13'3" x 11'8" (4.04 m x 3.56 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 3:** 13'3" x 8'10" (4.04 m x 2.69 m) Fitted wardrobe, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 4:** 9'5" x 7'1" (2.87 m x 2.16 m) Fitted wardrobe, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** A four piece Bathroom comprising; Roll top bath, Step in shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, Recessed lighting, UPVC double glazed windows, Towel heater radiator.





**Outside:**

**Front:** Mainly block paved with established trees and shrubs.

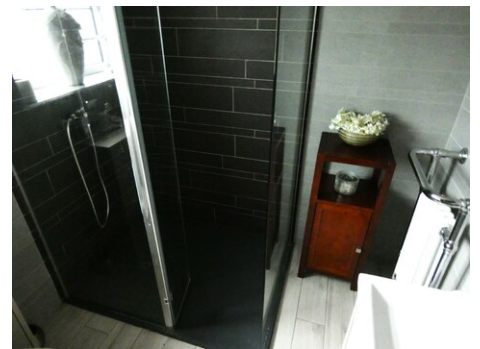
**Rear:** Westerly facing, Approximately 50' in length, Mainly block paved with established borders and hedging.

**Parking:** An INCREDIBLE Garage/Leisure space measuring upto around 50' x 19'. Additional parking to the front

**Heating:** Gas central heating (NOT TESTED).

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

**Council Tax:** Band - F £3289.00 (2024/25)

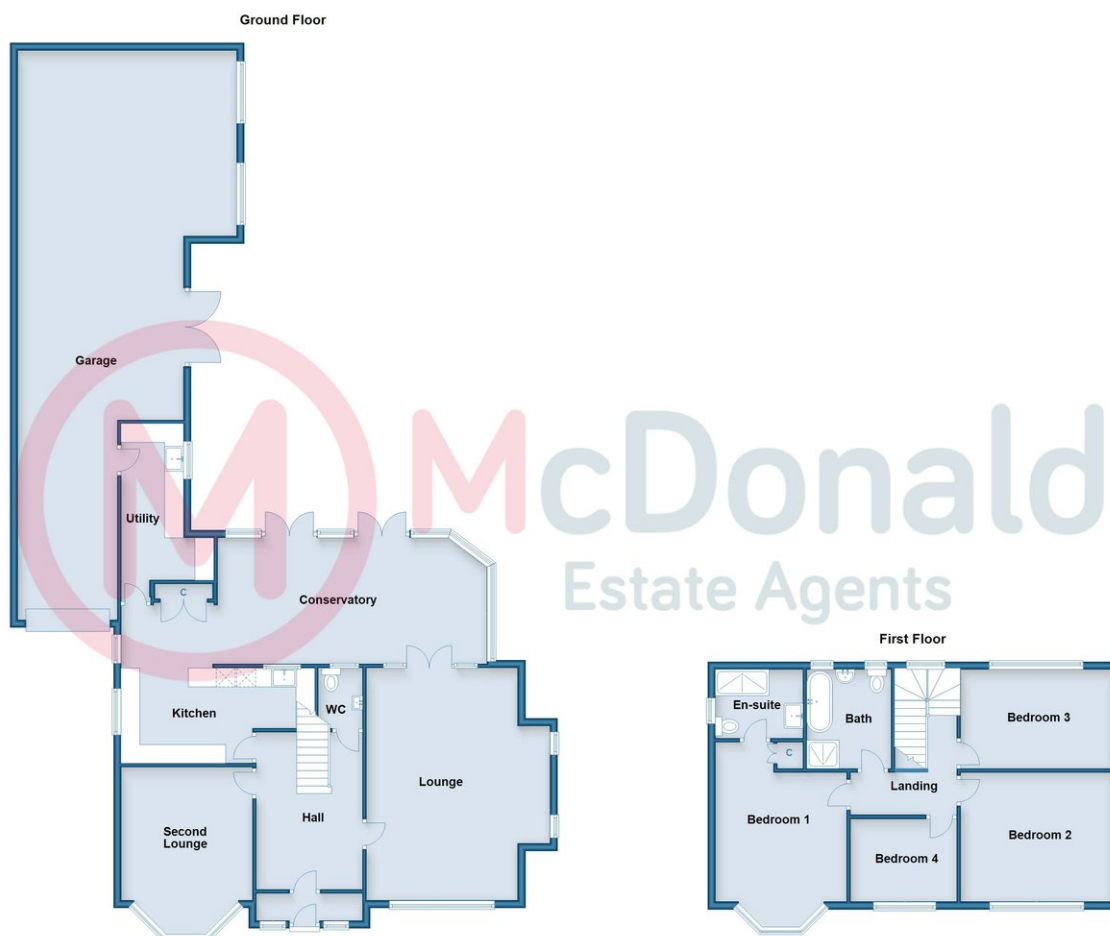


**Directions:** From our office proceed along Red Bank Road at the roundabout junction take the fourth exit into Devonshire Road. Carry on for some distance and 338 can be found on the right hand side.

**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 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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Devonshire Road

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