



702 Devonshire Road, Bispham,
Blackpool, FY2 0AP

£279,950

A FOUR BEDROOM, centre Hallway style, Semi Detached Family home that has been lavished with that perfect mix of stylish character features and modern contemporary fittings. Sat in one of Bispham's most sought after locations, 702 is a beautiful example of 'show home' style living, and is a credit to the current owner.

- **Four Bedrooms**
- **Two Reception Rooms**
- **Modern Dining Kitchen**
- **Stunning Bathroom**
- **UPVC double glazing; Gas central heating**
- **Gardens - Westerly facing rear**
- **Garage**

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Hall: UPVC double glazed front door, Radiator.

Ground Floor WC: Low flush WC, Wash basin.

Lounge: 15'4" x 14'9" (4.67 m x 4.50 m) Beautiful open fireplace with feature surround, TV point, Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window and side windows, Radiator.

Dining Kitchen: 22'1" x 14'3" (6.73 m x 4.34 m) Superb modern fitted wall and base cupboard units with complementary work surfaces, Built in oven and hob with extractor, Integrated dishwasher, fridge-freezer and washing machine, One and a half bowl stainless steel sink with mixer tap, Feature fireplace, TV point, Coved ceiling, UPVC double glazed bay window, UPVC double glazed window, Radiator.

Play Room/Office: 14'5" x 8'6" (4.39 m x 2.59 m) Storage cupboard, UPVC double glazed window and patio doors, Radiator.

First Floor:

Landing: Loft access roof light.

Bedroom 1: 15'3" x 12'4" (4.65 m x 3.76 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'6" x 13'6" (4.42 m x 4.11 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 3: 11'6" x 9'6" (3.51 m x 2.90 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 4: 9'1" x 7'0" (2.77 m x 2.13 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bathroom: Stunning modern three piece bathroom suite comprising; Free standing oval bath, Separate corner shower cubicle, Pedestal wash basin, Extractor, Tiled walls and floor, UPVC double glazed window, Heated towel rail.

WC: Low flush WC, UPVC double glazed window.

Outside:

Front and Side: Mainly laid to lawn with established hedging and mature planted borders.

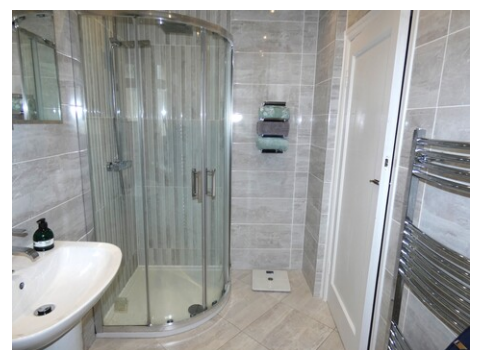
Rear: Enclosed Westerly facing private rear garden.

Parking: Brick Garage with an electric up and over door, light and power connected, accessed via a private drive.

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 - D £2277.00 (2024/25)

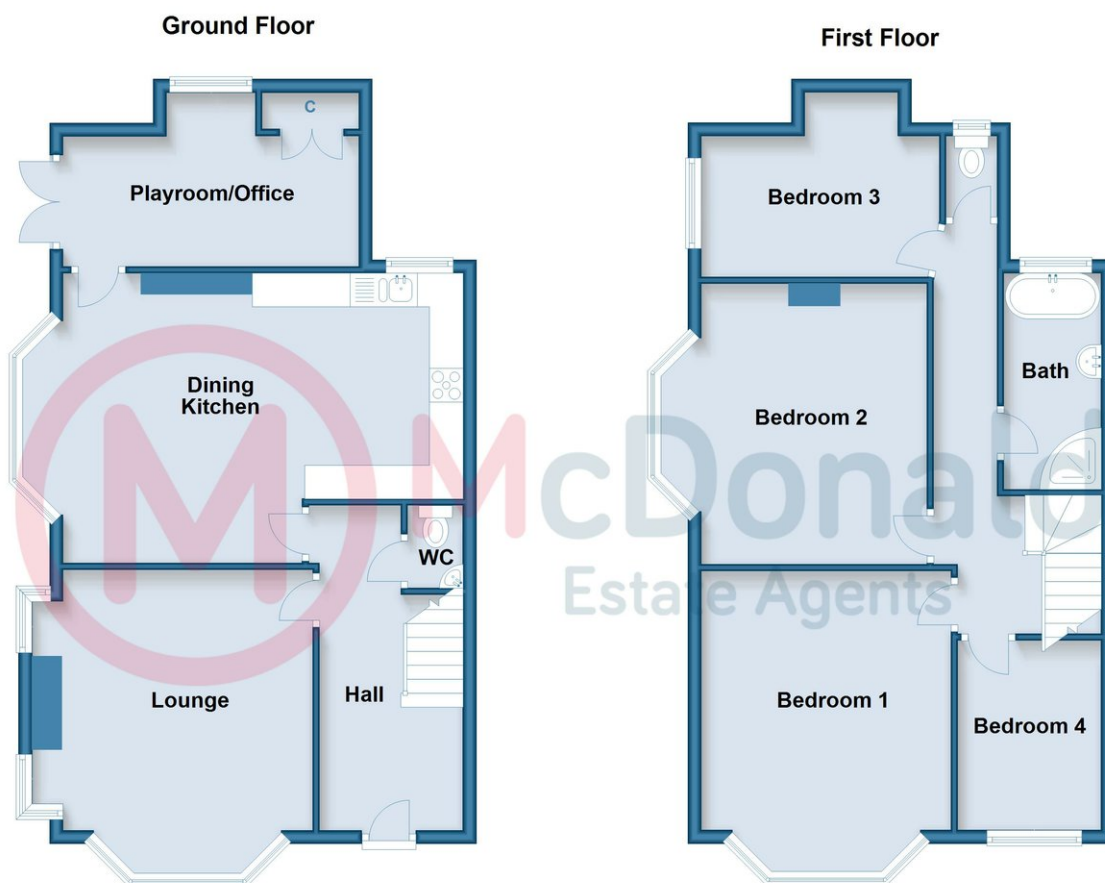


Directions: From our office on Red Bank Road, proceed inland and at the roundabout turn left into Devonshire Road. Number 702 can be found on the left hand side.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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Devonshire Road

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