



776 Devonshire Road, Bispham,
Blackpool, FY2 0AG

£300,000

***** ABSOLUTELY IMMACULATE DETACHED BUNGALOW *****

This **DETACHED** bungalow is a credit to the present owner, being truly immaculately presented throughout.

This beautiful home briefly comprises a lounge, separate dining room leading to **MODERN** fitted kitchen. There are **TWO** double ground floor bedrooms and a **STYLISH** shower room **PLUS** a **MASTER SUITE** with **THIRD** bedroom and lounge area as well as a **SECOND** shower room, all to the first floor.

Externally are established landscaped gardens with a sunnier Westerly aspect to the rear.

There is off-street **PARKING** and a **GARAGE** which has been converted and currently provides **TWO** offices rooms.

Must be see to be fully appreciated !

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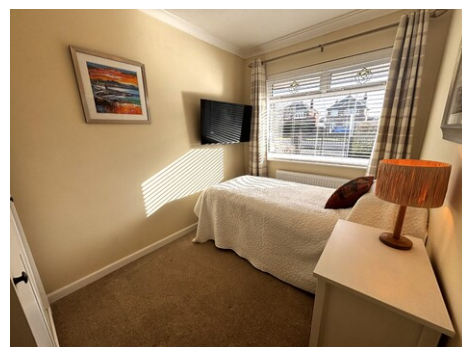


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- **THREE bedrooms**
- **TWO modern shower rooms**
- **TWO separate receptions rooms**
- **MASTER SUITE to first floor**
- **Westerly facing rear**
- **Established gardens**
- **Off street parking**
- **Garage (as TWO offices)**
- **Within 0.6 miles of Bispham Village**
- **Beautifully presented.**



Vestibule: Fitted cloaks cupboard, UPVC double glazed window and front door.

Hall: Coved ceiling, Radiator.

Lounge: 16'5" x 10'9" (5.00 m x 3.28 m) Multi fuel stove recessed to feature fireplace on a stone hearth, Spindled staircase, Coved ceiling, UPVC double glazed bay window and side windows, Radiator.

Bedroom 2: 10'6" x 7'5" (3.20 m x 2.26 m) Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Stylish shower room comprising; Large shower cubicle, Integrated wash basin and low flush WC with storage cupboards, Panelled walls and ceiling, UPVC double glazed window, Heated towel rail/radiator.

Bedroom 1: 14'1" x 10'2" (4.29 m x 3.10 m) Coved ceiling, UPVC double glazed window, Radiator.

Dining Room: 9'8" x 8'2" (2.95 m x 2.49 m) Coved ceiling, UPVC double glazed window, Radiator. Open archway to:-

Kitchen: 10'4" x 8'0" (3.15 m x 2.44 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor over, colour coordinated one and a half bowl sink, Plumbed for washing machine, Tiled splash back, Tiled floor, UPVC double glazed window and composite double glazed rear door, Radiator.

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First Floor:

Landing: Double glazed skylight window.

Bedroom 3: 12'8" x 11'4" (3.86 m x 3.45 m) Two built in wardrobes, UPVC double glazed window, Double glazed skylight window. Directly open to:-

Lounge Area: 11'4" x 9'11" (3.45 m x 3.02 m) UPVC double glazed feature window to gable wall, Radiator.

Shower Room: Stunning shower room comprising; Shower area, Low flush WC, Vanity wash basin, Tiled walls and floor, Double glazed skylight window, Heated towel rail/radiator.

Outside:

Front: Stone paved driveway, Stone gravelled area.

Rear: Sunnier Westerly facing aspect, Large paved patio, Stone gravelled area leading to lawned gardens, Numerous shrubs and plants.

Garage: Now converted to provide:-

Office 1: 10'7" x 7'6" (3.23 m x 2.29 m) Two UPVC double glazed windows, Light and power.

Office 2: 7'7" x 4'11" (2.31 m x 1.50 m) UPVC double glazed window, Light and power.

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.



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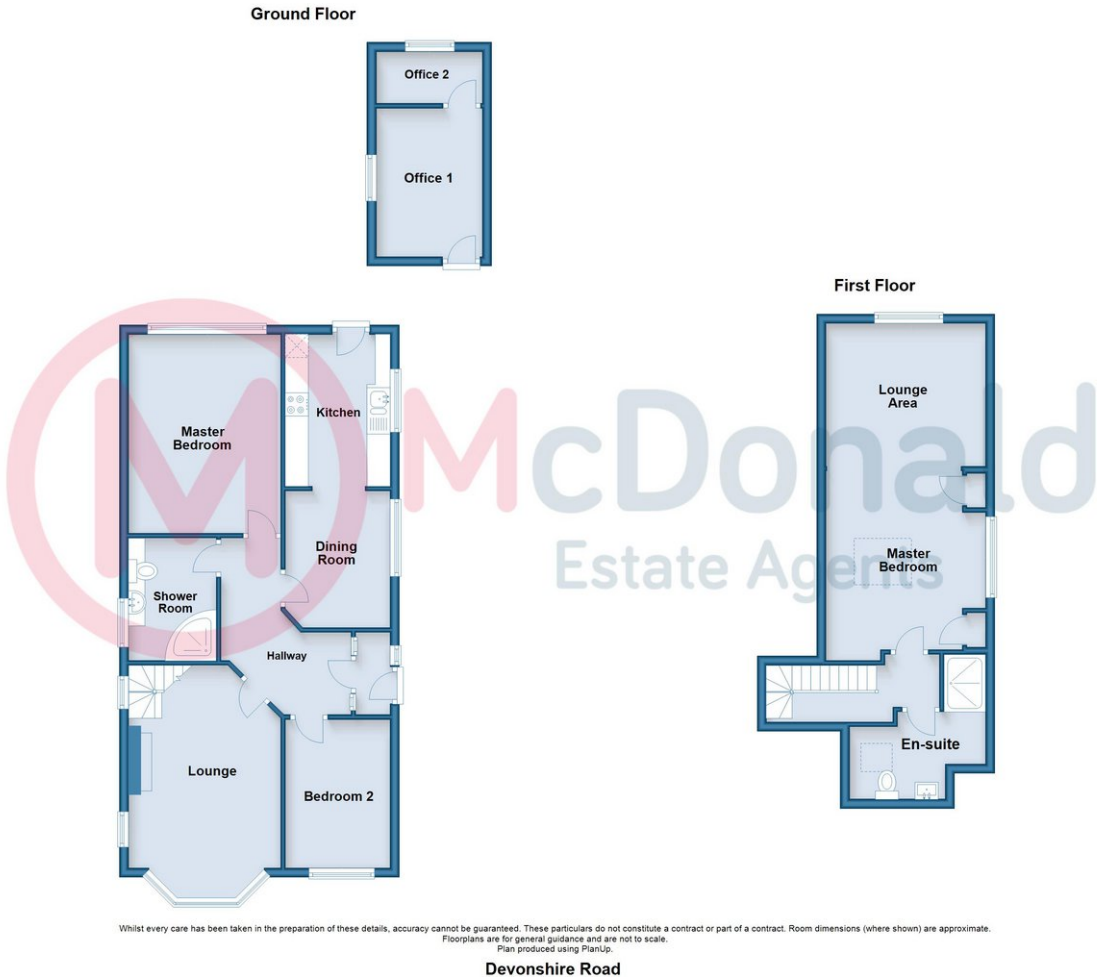


Directions: From our office on Red Bank Road, proceed inland to the roundabout and take the first exit into Devonshire Road.

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) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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