



644 Devonshire Road, Bispham,
Blackpool, FY2 0AW

£220,000

Spacious Traditional Semi-Detached Home in a Sought-After Location

Occupying an elevated position just 300 yards from the heart of Bispham Village, this generously proportioned semi-detached property offers an excellent blend of character and modern living.

Boasting three well-sized bedrooms, a stylish four-piece family bathroom, and two versatile reception rooms, this home is perfect for families or those seeking extra space. The highlight is the extended breakfast kitchen, stretching over 20 feet in length, ideal for cooking, dining, and entertaining.

Outside, enjoy sunny west-facing gardens, a long private driveway with ample parking, and the added benefit of an invaluable garage.

- **THREE** bedrooms
- **FOUR** piece bathroom
- **TWO** reception rooms
- **EXTENDED** fitted kitchen

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McDonald

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- **WEST to rear**
- **Close to BISPHAM VILLAGE**
- **UPVC double glazing**
- **Gas central heating**
- **Off street Parking**
- **Garage.**

Ground Floor:

Vestibule: Part tiled walls

Hall: Radiator, Staircase, Coved ceiling

Lounge: 15'7" x 13'3" (4.75 m x 4.04 m) UPVC double glazed bay window, Feature living flame coal effect gas fire with stone effect fire surround, Coved ceiling, Radiator, Open archway to:-

Dining Room: 15'10" x 12'1" (4.83 m x 3.68 m) Two radiators, UPVC double glazed bay window and patio doors to rear gardens, Directly open to:-

Ground Floor Wc: Low flush wc, UPVC double glazed window, Part tiled walls.

Breakfast Kitchen: 20'6" x 7'8" (6.25 m x 2.34 m) Modern range of fitted wall and base cupboard units, Complimentary roll edge work tops and breakfast bar, Built in Oven and Hob, Plumbed for automatic washer and dishwasher, Colour co-ordinated sink, Two UPVC double glazed windows and rear door.

First Floor:

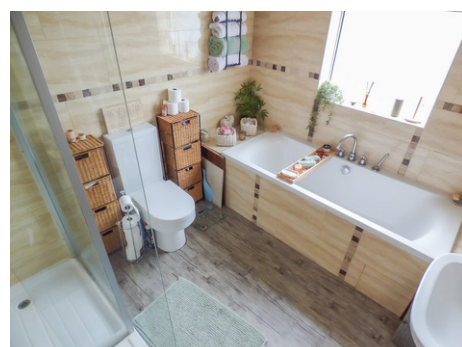
Landing:

Bedroom 1: 15'9" x 13'4" (4.80 m x 4.06 m) Fitted wardrobes, UPVC double glazed bay window, Radiator, Picture rail, Coved ceiling.

Bedroom 2: 15'4" x 12'0" (4.67 m x 3.66 m) UPVC double glazed bay window, Picture rail, Coved ceiling, Radiator.

Bedroom 3: 10'4" x 7'8" (3.15 m x 2.34 m) UPVC double glazed window, Double radiator, Picture rail.

Bathroom: Modern four piece bathroom comprising Panelled bath, Large shower cubicle, Low flush wc and Pedestal wash hand basin, UPVC double glazed window, Heated towel Rail/ Radiator.



Outside:

Front Garden: Lawned with established flowered borders.

Rear Garden: West facing, Mostly lawned, Over 55ft to long

Garage: Off street parking to private driveway, Brick garage



Heating: Gas central heating (NOT TESTED)

Tenure: We are informed the property is freehold. Interested parties should seek clarification from their solicitor.

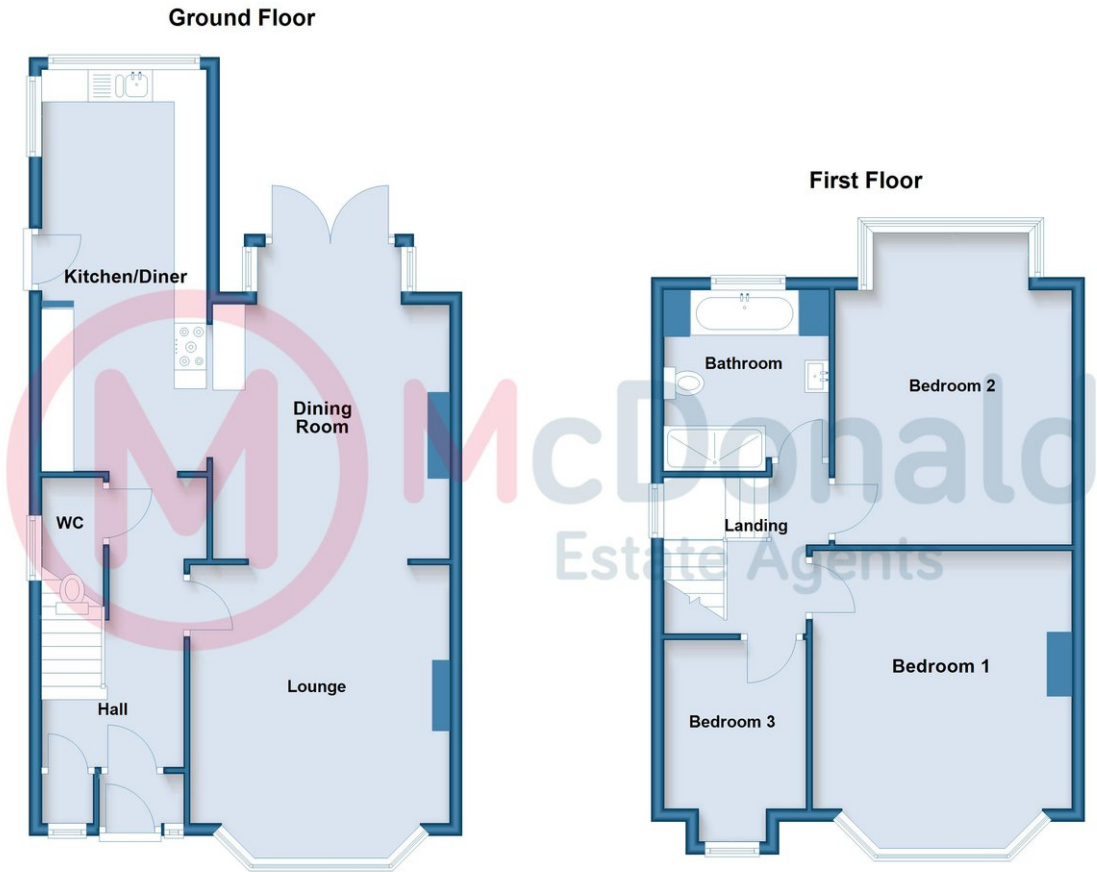
Council Tax: Band D / £2392.21 per annum for 2025/6

Directions: From Bispham Village head north along Devonshire Road. Number 644 is short distance along on the left

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		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Devonshire Road

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