



**546 Devonshire Road, Bispham,  
Blackpool, FY2 0JT**

**£295,000**

Located in a popular residential area, this beautifully presented semi-detached bungalow has been thoughtfully upgraded throughout, creating a perfect blend of modern comfort with classic charm.

In recent years, the property has undergone a range of quality improvements, including upgraded electrical works, new windows, a new boiler, enhanced brickwork, and landscaping to the front garden – all adding to its appeal and efficiency.

Step inside and you're welcomed by a bright and cosy front lounge, perfect for relaxing. To the rear, a dining room opens into a the kitchen, creating a sociable space ideal for everyday living and entertaining.

There are two bedrooms on the ground floor, complemented by two versatile loft rooms. One is currently used as a bedroom, while the other serves as a handy storage room complete with fitted wardrobes – offering flexibility for guests, hobbies, or a home office.

Outside, the property continues to impress with a private courtyard garden – perfect for enjoying a morning coffee or evening drink. A garage and separate utility room provide valuable additional storage and practicality.

This is a truly lovely home that would suit a range of buyers, and is ready to enjoy from day one!

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**McDonald**

Estate Agents

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- Large corner plot
- Electric work upgraded 2023
- New windows throughout
- Two bedrooms PLUS two loft rooms
- Boiler fitted in 2023
- Utility room
- Landscaped front garden
- Courtyard
- Garage

**Porch.**

**Hall.**

**Lounge:** 12'8" x 11'11" (3.86 m x 3.63 m) Feature fireplace with electric fire and wooden surround, Coved ceiling, Dado rail, Spot lighting, UPVC double glazed bay window, Two stained glass windows, Radiator.

**WC:** Low flush WC, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window.

**Bathroom:** Panelled bath with overhead shower, Pedestal wash basin, Low flush 'comfort' WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

**Dining Room:** 12'3" x 11'11" (3.73 m x 3.63 m) Stairs to loft room, Coved ceiling, UPVC double glazed window, Radiator. Open to:-

**Kitchen:** 10'4" x 7'3" (3.15 m x 2.21 m) Fitted wall and base cupboard units with complementary worktops, Feature glass cabinets, Integrated oven and hob, Space for under counter fridge and freezer, Stainless steel sink and drainer, Tiled walls, UPVC double glazed window.

**Inner Hall:** Door to rear, Access to integral garage.

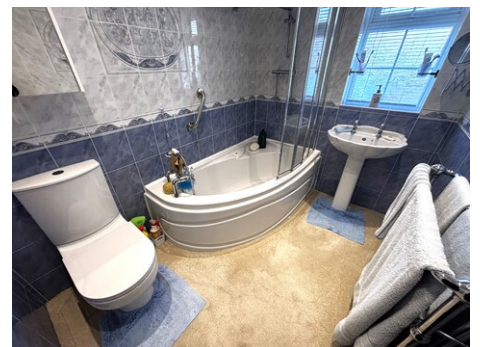
**Bedroom 1:** 13'9" x 12'11" (4.19 m x 3.94 m) Built in storage to include wardrobes and overhead cupboards, Vanity unit with sink, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'0" x 8'0" (3.35 m x 2.44 m) Wardrobes and overhead storage, UPVC double glazed window, Radiator.

**Loft:**

**Landing:** Fitted range of wardrobes, Skylight, Access to eaves storage.

**Loft Room:** 8'3" x 7'10" (2.51 m x 2.39 m) Fitted wardrobes and dresser, Skylight, Radiator.



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**Outside:**

**Front:** Beautifully landscaped gardens to the front.

**Side:** Concrete driveway and access to garage.

**Courtyard:** Concrete seating area.

**Garage:** Gorolla powered up and over door, Power and light.

**Utility Room:** Fitted base units, Stainless steel sink and drainer, UPVC double glazed window to side.

**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 - C £2126.41 (2025/26).

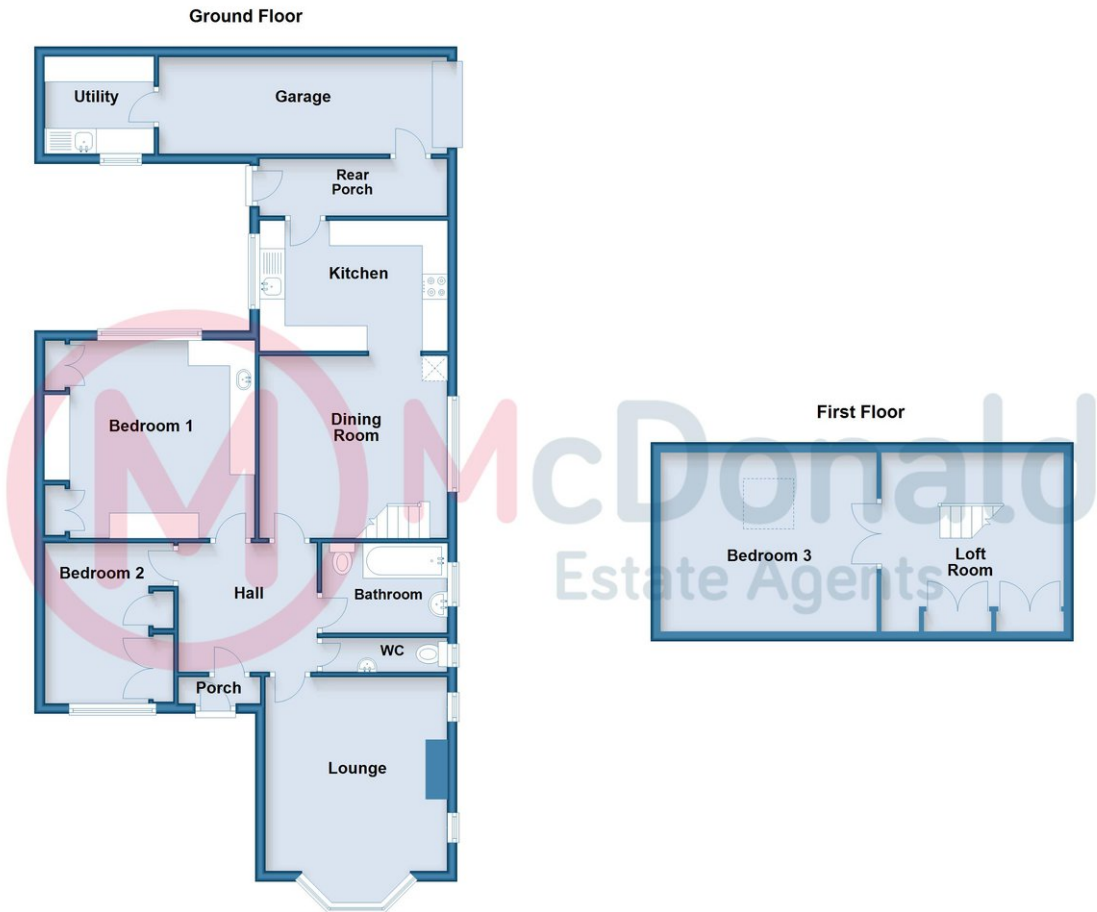


**Directions:** From our office on Red Bank Road travel inland to the roundabout and take the fourth exit into Devonshire Road, the property can be found on the right hand side.

**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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(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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Plan produced using PlanUp.

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