



521 Devonshire Road, Bispham,  
Blackpool, FY2 0JX

**£465,500**

Instantly recognisable to everyone who uses Devonshire Road, 521 is nothing less than an architectural gem of its time, offering a wealth of accommodation with the living space actually spread over FIVE FLOORS. Currently arranged with five Bedrooms, three Bathrooms, three Reception rooms and a Dining Kitchen, there are countless potential configurations to adapt the house into the home of your dreams. Sold with NO ONWARD CHAIN, internal inspection is vital to fully appreciate the true potential on offer.

- Three Reception Rooms
- Five Bedrooms
- Three Bathrooms
- Dining Kitchen
- UPVC double glazing
- Gas central heating
- Gardens
- Integral double Garage
- Split level layout

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1948.



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**Vestibule:** UPVC double glazed door.

**Hallway:** Coved ceiling, Built in cloaks cupboard, Stairs to upper and lower ground floor, Radiator.

**Reception Room:** 13'1" x 12'10" (3.99 m x 3.91 m) Coved ceiling, Dado rail, UPVC double glazed bay window, Radiator.

**Bathroom:** Four piece bathroom comprising; 'Spa' bath, Step in shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

**Bedroom 1:** 16'2" x 10'10" (4.93 m x 3.30 m) Fitted wardrobes, Coved ceiling, UPVC double glazed bay window, Radiator.

#### Lower Ground Floor:

**Hall:** Door to integrated garage.

**Games Room:** 16'2" x 11'8" (4.93 m x 3.56 m) Coved ceiling, Dado rail, UPVC double glazed window, Radiator.

#### Upper Ground Floor:

**Hall:**

**Living Room:** 24'5" x 16'2" (7.44 m x 4.93 m) Recessed living flame gas fire, TV point, Coved ceiling, Dado rail, UPVC double glazed window, Two radiators.

**Dining Kitchen:** 16'2" x 11'10" (4.93 m x 3.61 m) Wall and base cupboard units with complementary worktops and matching breakfast bar, Split level double oven and hob with extractor, Integrated fridge and dishwasher, Tiled walls and floor, Walk in cupboard, UPVC double glazed window, Radiator.

#### First Floor:

**Landing:** Staircase to second floor.

**Bedroom 2:** 14'7" x 11'0" (4.44 m x 3.35 m) TV point, UPVC double glazed window, Radiator.

**Bedroom 3:** 16'2" x 9'0" (4.93 m x 2.74 m) TV point, UPVC double glazed window, Radiator.

**Bathroom:** A four piece suite comprising; Corner bath, Pedestal wash basin, Low flush WC, Bidet, Extractor fan, Tiled walls, Radiator.





## Second Floor:

**Bedroom 4:** 12'4" x 10'0" (3.76 m x 3.05 m) Fitted bedroom furniture, TV point, Double glazed Velux window, Radiator.

**Bedroom 5:** 11'5" x 9'0" (3.48 m x 2.74 m) Fitted bedroom furniture, UPVC double glazed window, Radiator.

**En-Suite:** Five piece comprising; Corner panelled bath, Step in shower, Low flush WC, Pedestal wash basin, Bidet, Tiled walls and floor, UPVC double glazed Velux window, Radiator.

## Outside:

**Front:** A combination of lawn and block paving with established shrubs.

**Rear:** Mainly block paved with numerous established trees and shrubs, Ornamental pond.

**Garage:** 19'3" x 16'2" (5.87 m x 4.93 m) UPVC double glazed windows, Tiled floor, Electric up and over door, Sink, Light and power.

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

**Council Tax:** Band - E £2923.81 (2025/26)



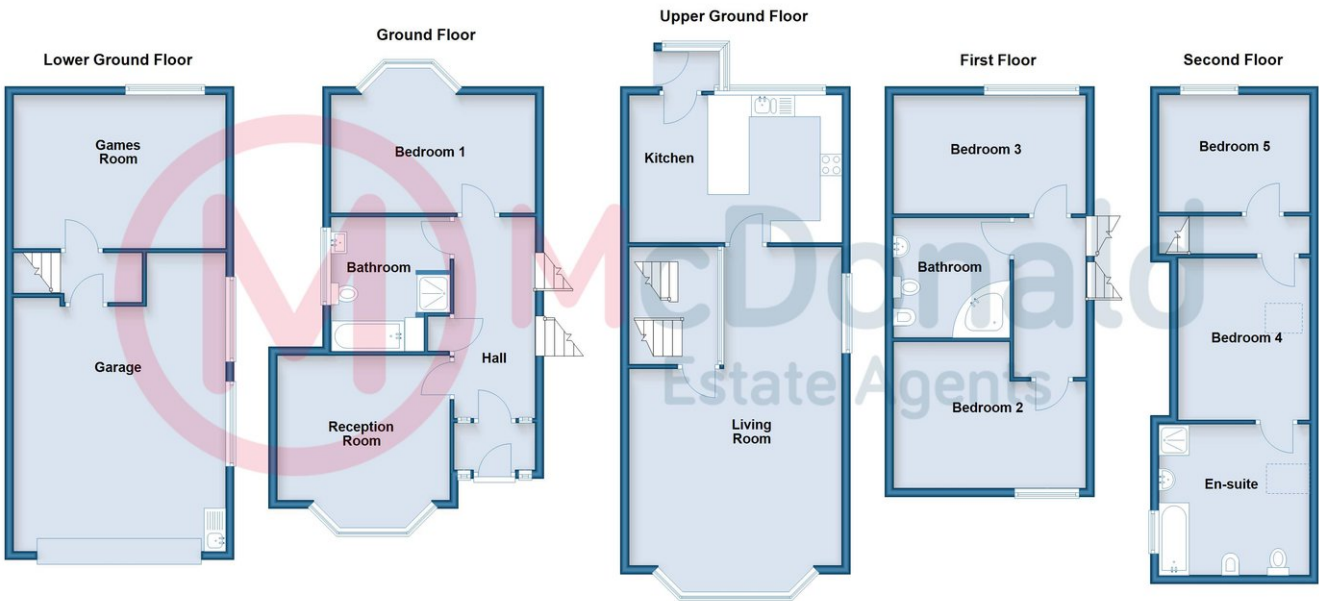
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**Directions:** From our Bispham Office proceed along Red Bank Road at the roundabout junction take the fourth exit into Devonshire Road.

**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                                   |         |           |
| (69-80) C                                   |         | 76        |
| (55-68) D                                   | 62      |           |
| (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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