Devonshire Road | | Blackpool | FY2 0AP

£289,950

TAMARA SAMUELS

The Home of Signature Properties

Devonshire Road | Blackpool | FY2 0AP

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- Spacious Three-Bedroom 1940s Semi-Detached Home.
- Large Kitchen/Diner Opening into Rear Reception Area.
- Two Large Double Bedrooms.
- Large West-Facing Rear Garden.
- Detached Garage & Separate Former Beauty Studio.
- Approximately 0.5 Miles from the Beach & Promenade.
- Generous Separate Bay-Fronted Living Room.
- Newly Renovated 18ft Four-Piece Bathroom.
- Driveway Parking for Two Cars.
- Rewired Approximately Five Years Ago & Recently Tested.

Kitchen/Diner

9'5" x 22'10" (2.86m x 6.97m)

A spacious kitchen and dining area fitted with a modern range of soft off-white/pale pink units and contrasting work surfaces. Appliances include a De'Longhi five-ring cooker with double oven and grill together with an integrated Bosch microwave.

The kitchen/diner opens through a substantial opening into the adjoining reception area, allowing the two spaces to work together as one large and sociable rear living area. Contemporary floor tiles continue throughout, together with dimmable recessed spotlights.

Set back from Devonshire Road, this spacious 1940s semi-detached home offers impressive room proportions, three bedrooms and a well-planned, versatile layout.

Reception Room

10'10" x 16'10" (3.30m x 5.14m)

Opening directly from the kitchen/diner and providing an excellent additional living or dining area overlooking the rear garden. A large bay window brings plenty of natural light into the room, while an illuminated media wall with inset remote-controlled electric fire provides a contemporary focal point.

The substantial opening between this area and the kitchen/diner creates a connected feel while still providing some definition between the two spaces.

Living Room

11'8" x 14'11" (3.56m x 4.55m)

A generous separate lounge positioned at the front of the property, featuring a large bay window, high ceiling and decorative ceiling detailing. A modern remote-controlled gas fire creates the focal point of the room, complemented by chandelier-style lighting and contemporary tiled flooring.

Entrance Hallway

A particularly spacious entrance hall with high ceilings and plenty of natural light. Contemporary tiled flooring runs through the hallway and into the main ground-floor living areas, complemented by dimmable recessed spotlights. Stairs rise to the first floor with useful storage beneath.

W.C.

Conveniently positioned off the hallway with WC and wash basin.

Bathroom

6'9" x 18'1" (2.06m x 5.51m)

An impressive newly renovated bathroom extending to approximately 18ft in length and finished to a contemporary standard.

The room features a freestanding bath positioned beneath the rear window, a large walk-in shower with rainfall shower head and glazed screen, twin wash basins with individual vanity units and WC. Large-format tiling extends across the walls and floor, contrasted by darker detailing to the shower area and decorative acoustic panelling.

Two chrome heated towel rails, recessed ceiling spotlights and provision for an illuminated mirror complete the room.

Master Bedroom

10'10" x 17'0" (3.30m x 5.19m)

An exceptionally generous principal bedroom with a wide bay window overlooking the rear garden. The proportions provide ample space for a full range of bedroom furniture, with newly fitted carpeting completing the room.

Bedroom 2

11'5" x 15'2" (3.49m x 4.62m)

A second large double bedroom positioned at the front of the property, with a wide bay window providing plenty of natural light and newly fitted carpeting.

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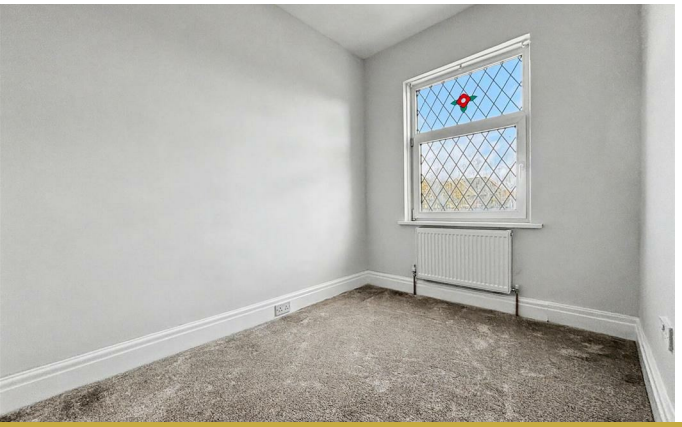


Bedroom 3

7'0" x 9'7" (2.13m x 2.92m)

A versatile third bedroom suitable as a single bedroom, nursery or dedicated home office, finished with newly fitted carpeting.

Landing

A bright first-floor landing with a large side window, new carpeting and access to all three bedrooms and the family bathroom.

Studio

7'8" x 13'8" (2.33m x 4.16m)

A separate studio positioned to the rear of the garage and previously used as a beauty salon. Finished with recessed spotlights and fitted with worktop, storage units, sink, power and lighting.

The space provides plenty of versatility and could suit use as a home office, treatment room, hobby room or similar, subject to any necessary consents.

Garage/Storage

9'1" x 18'1" (2.77m x 5.52m)

Positioned directly behind the studio and accessed from the rear garden, providing a substantial amount of additional storage or workshop space.

Rear Garden

A large and mature west-facing rear garden offering an excellent amount of outdoor space. Predominantly laid to lawn with established boundaries, the garden's westerly aspect is ideal for enjoying afternoon and evening sun. An outside water tap and external power sockets are also provided.

Front Exterior

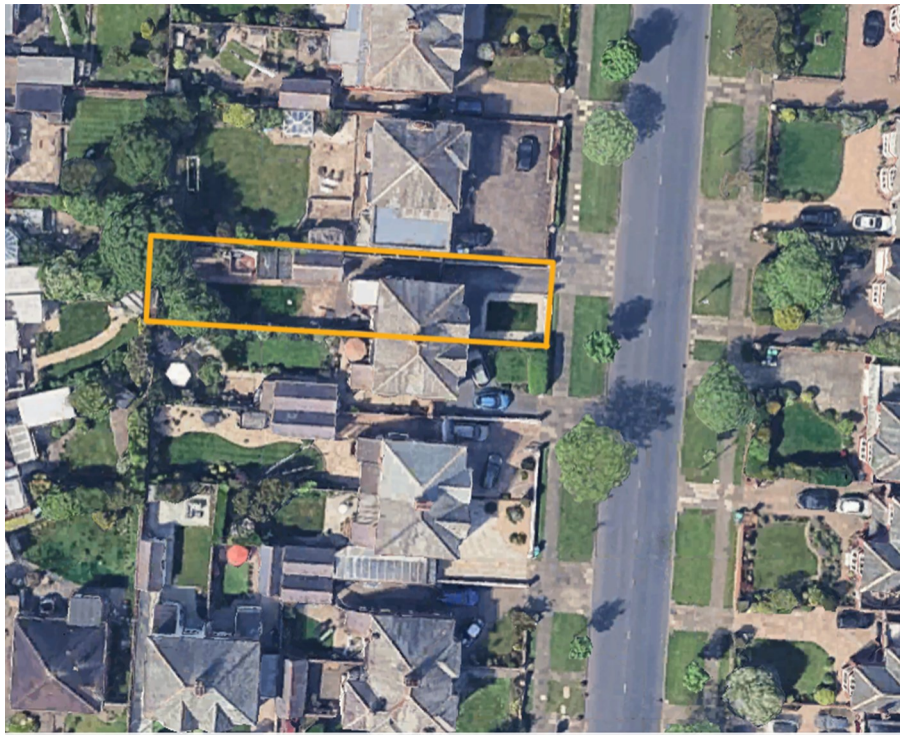
The property is set back from Devonshire Road behind a lawned front garden, creating a good degree of separation from the road. A generous driveway provides off-road parking for two cars, with an external power socket also provided.

Additional Information

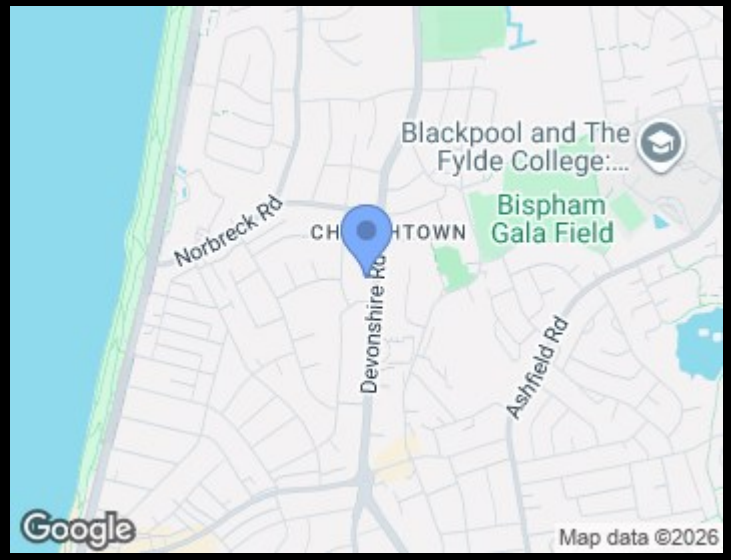
The property was rewired approximately five years ago and the electrical installation has recently been tested, with certification available.

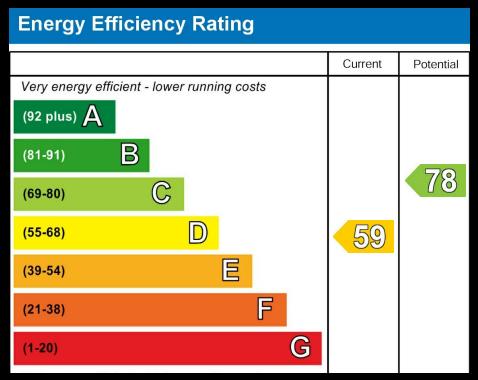
The boiler is approximately four years old and has been serviced.

External power sockets are provided to both the front and rear of the property, together with an outside water tap to the rear.



With generous living space, a large west-facing garden and the beach and promenade around half a mile away, this is a home that offers space both inside and out.





Council Tax Band **D** EPC Rating **D**

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