



**776 Devonshire Road, Bispham,
Blackpool, FY2 0AG**

£314,950

Boasting one of Bispham's premier addresses, this superbly presented Detached Dormer Bungalow briefly comprises a Lounge, separate Dining room which is open to the Kitchen, two ground floor Bedrooms and a stylish Master suite to the first floor. Externally you will find a delightful Westerly facing rear Garden which is over 80' in length. A credit to the current owners - needs to be seen.

- Three Bedrooms
- Two modern Shower rooms
- Two Receptions rooms
- Modern style Kitchen
- Westerly facing rear over 80' in length
- Off street parking
- Garage - now arranged as two office / hobby rooms
- Within 0.6 miles of Bispham Village

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McDonald

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81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

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Vestibule: Fitted cloaks cupboard, UPVC double glazed 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, TV point, Spindled staircase to first floor, Coved ceiling, UPVC double glazed bay window and side windows, Radiator.

Dining Room: 9'8" x 8'0" (2.95 m x 2.44 m) Coved ceiling, Tiled floor, UPVC double glazed window, Radiator. Open archway to:-

Kitchen: 10'4" x 8'0" (3.15 m x 2.44 m) Modern style fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, One and a half bowl sink, Plumbed for washing machine, Tiled splashback, Tiled floor, UPVC double glazed window and door, Radiator.

Bedroom 1: 14'0" x 10'2" (4.27 m x 3.10 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 10'11" x 7'5" (3.33 m x 2.26 m) Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Modern fitted three piece suite comprising; Large shower cubicle, Integrated wash basin and low flush WC with storage cupboards, Recessed lighting, Extractor fan, UPVC double glazed window, Heated towel rail/radiator.

First Floor:

Landing: Double glazed skylight window.

Master Bedroom: 22'5" x 10'7" (6.83 m x 3.23 m) Two built in wardrobes, UPVC double glazed windows, Double glazed skylight window, Radiator.

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

Outside:

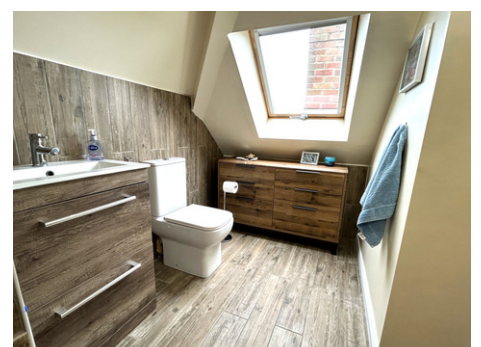
Front: Stone paved driveway, Stone gravelled area.

Rear: A delightful Westerly facing rear Garden over 80' in length, 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.

Council Tax: Band - D £2513.22 (2026/27)



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.

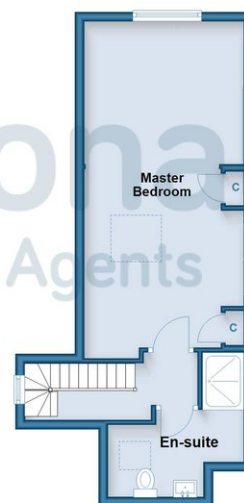
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

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			

Ground Floor



First Floor



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Devonshire Road

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