



**377 Devonshire Road, Bispham,  
Blackpool, FY2 0RE**

**£259,950**

**A Semi Detached True Bungalow situated in one of Bispham's premier locations on Knowle Hill, backing onto the Rock Gardens. Boasting three DOUBLE Bedrooms, a truly MAGNIFICENT rear garden measuring over 100' in length, and plenty of Parking, this really is one not to be missed.**

- Reception Hall
- Lounge
- Dining Kitchen
- Three double Bedrooms
- Loft/hobby room
- Magnificent rear garden (over 100' in length)
- Backing on to parkland
- Garage and additional parking

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1948.**



**McDonald**

Estate Agents

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**Porch:** UPVC double glazed windows and door, Meter cupboard.

**Reception Hall:** Built in storage, Loft access, Coved ceiling, Radiator.

**Lounge:** 15'0" x 12'4" (4.57 m x 3.76 m) Contemporary fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed windows, Twin vertical radiators.

**Dining Kitchen:** 12'7" x 10'8" (3.84 m x 3.25 m) Wall and base cupboard units with complementary worktops, Built in oven and hob with extractor, Integrated fridge and freezer, Single drainer colour coordinated sink with mixer tap, Recessed low voltage lighting, UPVC double glazed window and patio doors to rear garden.

**Bedroom 1:** 15'0" x 11'0" (4.57 m x 3.35 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 10'10" x 10'10" (3.30 m x 3.30 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 3:** 12'4" x 11'4" (3.76 m x 3.45 m) UPVC double glazed window, Radiator.

**Bathroom:** Three piece bathroom suite comprising; 'P' shaped bath with shower over, Vanity wash basin, Integrated low flush WC, Tiled walls, Recessed low voltage lighting, UPVC double glazed window, Towel heater radiator.

**Loft/Hobby Room:** 19'4" x 12'9" (5.89 m x 3.89 m) Accessed via a loft ladder, Built in eaves storage, Double glazed Velux window, Radiator, Plus shower room (plumbing to be reconnected).

**Outside:**

**Front:** Block paving and flower border.

**Rear:** Absolutely magnificent rear garden Over 100' in length and overlooking parkland. Mainly lawned with patio area and established trees.

**Parking:** Garage - over 30', Covered car port and additional parking to the front.

**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 £2392.21 (2025/26)



**Directions:** From our Red Bank Road office head inland. At the roundabout turn right onto Devonshire Road and the property can be found some distance down 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(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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Devonshire Road

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