



407 Devonshire Road, Bispham,
Blackpool, FY2 0JP

£455,000

SURELY THE FINEST BUNGALOW CURRENTLY AVAILABLE IN FY2 ? A simply STUNNING Detached Home which has been extended and re-modelled with absolutely no expense spared by the current owners, and finished to an exacting standard throughout. In a prestigious spot facing North Shore Golf Club, only with internal viewing is it remotely possible to appreciate the standard of accommodation on offer.....

YOU WILL NOT BE DISAPPOINTED !

- Reception porch; Lounge
- Stunning open plan Kitchen/Living Space
- Utility room; Ground floor WC
- Three double Bedrooms - one to Ground Floor
- Stunning Family Bathrooms an En-Suite facilities
- UPVC Double glazing; Gas central heating.

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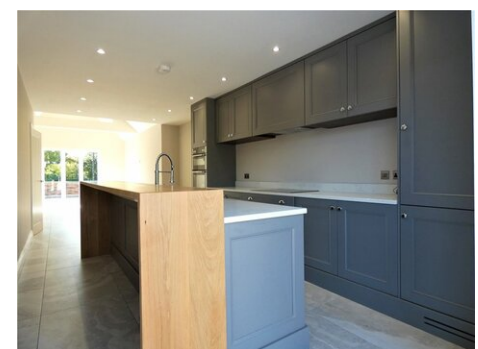
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- **Immaculate Gardens**

- **Golf Course facing**

Porch: Spacious entrance porch with composite external door, Tiled flooring, UPVC double glazed windows, Radiator.

Hall: Tiled flooring, Recessed lighting, Understairs storage, Vertical radiator.

Lounge: 14'1" x 10'6" (4.30 m x 3.20 m) UPVC double glazed window, Picture rail, External door to front.

Ground Floor WC: Low flush WC, Wash basin, Radiator.

Open plan Kitchen/Living space: 37'1" x 11'10" (11.30 m x 3.60 m) Super stylish modern fitted Kitchen comprising a range of wall and base units with quartz work surfaces and wood breakfast bar, Split level double oven and hob with extractor over, Integrated fridge freezer and dishwasher, Recessed stainless steel sink with mixer tap, UPVC double glazed doors to rear garden, Recessed lighting, Vertical radiator, Open plan to the living area with tiled flooring UPVC picture window and external door to front, Vertical Radiator.

Utility Room: With range of tall units to match kitchen, Tiled floor, Extraction fan, Gas central heating boiler, Radiator, Plumbed for washing machine.

Bedroom 2: 12'6" x 11'2" (3.80 m x 3.40 m) UPVC double glazed window, Recessed lighting, Radiator.

En-suite 2: Tiled en-suite shower room comprising; Built in shower cubicle, Vanity wash basin, Low flush WC, Recessed lighting, Extractor, UPVC double glazed window, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 13'9" x 12'2" (4.20 m x 3.70 m) UPVC double glazed window and Juliet balcony overlooking the golf course, Walk-in wardrobe, Recessed lighting, Radiator.

En-suite 1: Tiled shower room comprising; Shower, Vanity wash basin with lit mirror above, Integrated WC, Heated towel rail, Radiator, Recessed lighting, UPVC double glazed window.

Bedroom 3: 14'1" x 10'2" (4.30 m x 3.10 m) UPVC double glazed window, Eaves storage area, Recessed lighting, UPVC double glazed window, Radiator.

Bathroom: A spacious tiled bathroom suite comprising; Bath, Shower, Vanity wash basin with lit mirror above, Low flush WC, Heated towel rail, Recessed lighting, UPVC double glazed window, Radiator.



Outside:

Front: Laid to Tarmac and gravel with off road parking for multiple vehicles, Raised beds.

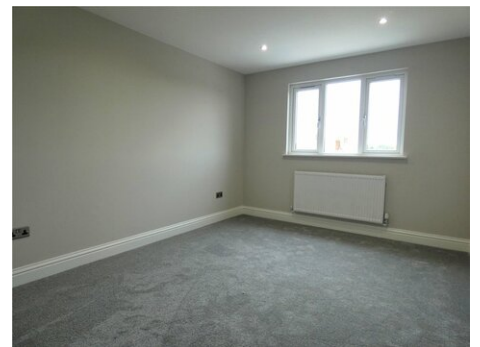
Rear: Immaculately landscaped private garden with a huge tiled patio stepping down to a lawn area, Beds ready for planting, and an established tree.

Parking: Brick garage with electric up and over door and personal door to Garden, Power and lighting.

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 £2,170.95 (2023/24)



Directions: From our office proceed along Red Bank Road at roundabout take the fourth exit into Devonshire Road. The property can be found on the left hand side opposite the Golf Course.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Devonshire Road

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