



428 Devonshire Road,
Bispham, FY2 0RE

Guide Price £210,000

***** EXCELLENT DEVELOPMENT / INVESTMENT
OPPORTUNITY IN PRIME LOCATION / Sale by AUCTION *****

This **IMPOSING** and spacious **DETACHED** bungalow stands proudly on an elevated site with views down from Knowle Hill.

The property would benefit from further updating and thus given the **PRESTIGIOUS** location presents an excellent opportunity.

In brief; a **LARGE** lounge, 2 **DOUBLE** bedrooms, a generous reception hall, bathroom and open plan **DINING** kitchen **OVER 18ft** long.
...surely a **MUST SEE !**

- Two **DOUBLE** bedrooms
- **LARGE** lounge
- **DINING** Kitchen
- Bathroom
- **UPVC** double glazing

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1948.



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- **Gas central heating**
- **Imposing elevated site.**
- **PRESTIGIOUS LOCATION.**
- **No chain**

Vestibule: UPVC double glazed front door, Meter cupboard, Tiled floor.

Reception Hall: Spacious central reception hall

Ground floor Wc: Low flush wc, Wash hand basin, Radiator, Tiled walls and floor, UPVC double glazed window,

Lounge: Large UPVC double glazed picture window and UPVC double glazed side windows, Fireplace with marble surround, Coved ceiling, Radiator.

Bedroom 1: 15'1" x 14'10" (4.60 m x 4.52 m) UPVC double glazed window, Fitted wardrobes with overhead storage forming bed recess and matching dresser/drawer units, Radiator, coved ceiling.

Bathroom: Comprising Panelled bath, Vanity wash hand basin, Separate shower cubicle and Low flush Wc, UPVC double glazed window, Tiled walls and floor, Panelled ceiling, Heated towel rail / radiator.

Bedroom 2: 19'11" x 8'8" (6.07 m x 2.64 m) Fitted wardrobes, UPVC double glazed window and patio doors to rear gardens, Radiator, Coved ceiling.

Dining Area: 9'0" x 8'4" (2.74 m x 2.54 m) UPVC double glazed window, Double radiator, Wooden effect laminate flooring, Directly open to:-

Kitchen Area: 12'1" x 10'6" (3.68 m x 3.20 m) Fitted wall and base cupboard units, Complementary roll edge work tops, Stainless Steel sink, Built in Double Oven/Grill, Hob, Plumbed for automatic washer, Two UPVC double glazed windows and composite rear door.

Outside:

Front Garden: Beautiful established gardens with a huge variety and plants and shrubs surrounding the main lawned area.

Rear Garden: Mostly crazy paved with excellent level of privacy, Flower beds and established hedgerow to border. two brick stores. Leading to:-

Garage: Large brick garage with roller door. (shared access driveway)

Heating: Gas central heating (NOT TESTED)



Tenure: We are advised the property is Freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Band D / £2277 per annum 2024/5

Additional Information:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Directions: From Bispham Village head south along Devonshire road. Number 428 is on your right hand side as your start to travel up Knowle Hill.

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		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Devonshire Road

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