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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

513 Devonshire Road, Bispham, Blackpool, FY2 0JX



£299,950

This Detached Chalet style home occupies a fabulous spot, overlooking the green and onward to the golf course to the front, and just primary school land to the rear. 513 is immaculately presented and ready to walk into, yet still offers a blank canvas for you to re-model and really create something special. Sold with NO ONWARD CHAIN.



- **Three/Four Bedrooms**
- **Two Reception rooms**
- **Conservatory**
- **Kitchen**
- **Ground floor WC**
- **Four piece Bathroom**
- **Gardens**
- **Garage**



Successfully selling property since 1948.

The Property Ombudsman

Reception Hall: 13'0" x 8'9" (3.96 m x 2.67 m) UPVC double glazed window and door, Radiator.

WC: Low flush WC, Pedestal wash basin, UPVC double glazed window.

Lounge: 23'0" x 11'7" (7.01 m x 3.53 m) Fireplace, Coved ceiling, TV point, UPVC double glazed windows, Radiator.

Kitchen: 10'7" x 9'6" (3.23 m x 2.90 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher.



Dining Room: 12'10" x 10'0" (3.91 m x 3.05 m) Coved ceiling, UPVC double glazed patio doors to:-

Conservatory: 11'10" x 8'3" (3.61 m x 2.51 m) UPVC double glazed windows and doors, Radiator.



Second Lounge/Bedroom 4: 11'10" x 9'9" (3.61 m x 2.97 m) Fitted wardrobes, UPVC double glazed window, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.



Bedroom 1: 9'11" x 9'7" (3.02 m x 2.92 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'10" x 7'4" (3.91 m x 2.24 m) UPVC double glazed window, Radiator.

En-Suite: Step in shower, Two built in cupboards.

Bathroom: Four piece bathroom comprising; Corner bath, Step in shower cubicle, Low flush WC, Pedestal wash basin. Tiled walls, UPVC double glazed window, Radiator.



Bedroom 3: 12'10" x 6'0" (3.91 m x 1.83 m)

Outside:

Front: Mainly paved.

Rear: Mainly paved with raised borders.

Parking: Attached brick garage with private drive.

Heating: Gas central heating (NOT TESTED).



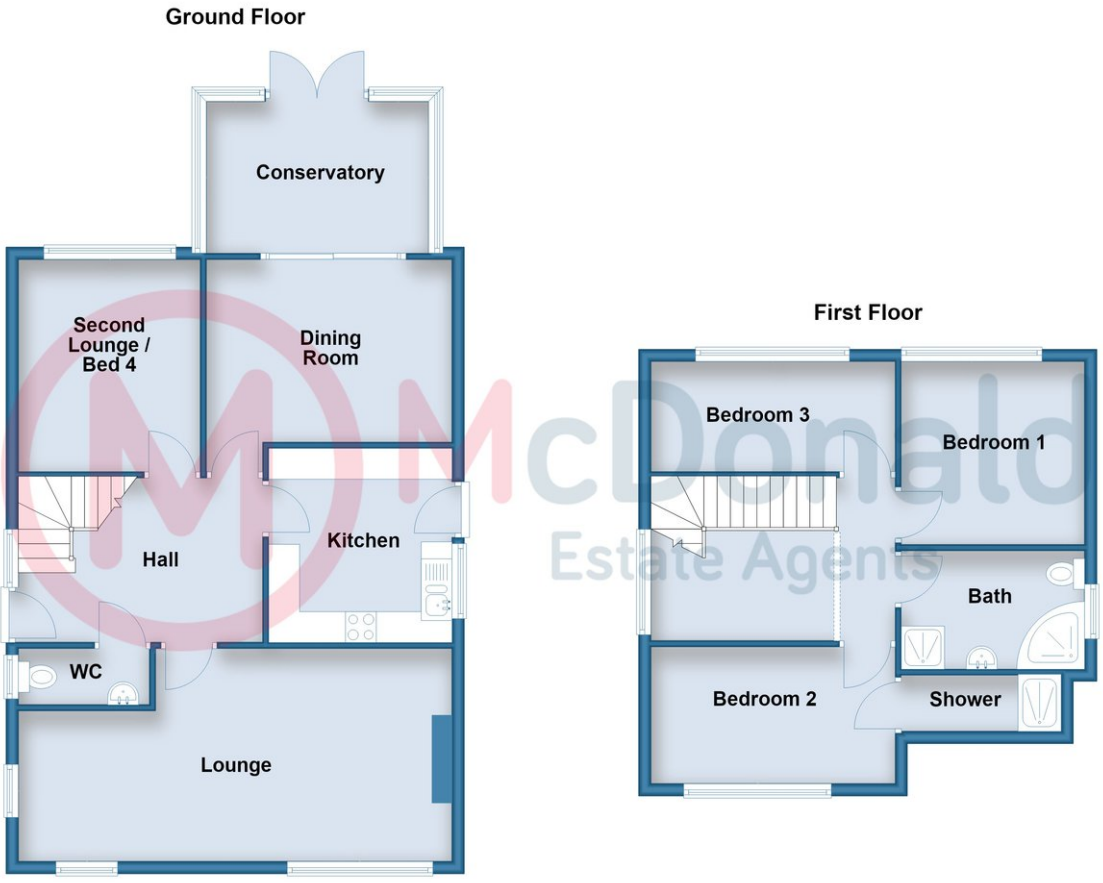
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - E £3071.71 (2026/27)

Directions: From our office on Red Bank Road proceed inland to the roundabout at take the last exit onto Devonshire Road where the property can be found set back from the road on the left hand side.

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.



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Plan produced using PlanUp.

Devonshire Road

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