



McDonald

Estate Agents

Fylde Coast Property Hub

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

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk

497 Devonshire Road, Bispham,
Bispham, Blackpool, FY2 0JR

£177,950

Boasting one of Bispham's most popular addresses, and occupying a lovely spot facing towards the golf course, this Semi Detached home offers both well proportioned and nicely presented accommodation and has a lovely rear Garden which measures around 60' in length.

- Two separate Reception rooms
- Kitchen - over 17'
- Ground floor WC
- Three Bedrooms
- Three piece Bathroom
- Gardens - around 60' to the rear
- Parking and Garage space



Award winning property sales since 1948.



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

Lounge: 13'0" x 12'3" (3.96 m x 3.73 m) Fireplace, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 13'4" x 11'3" (4.06 m x 3.43 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 17'2" x 8'6" (5.23 m x 2.59 m) Fitted wall and base units, Integrated oven and hob with extractor fan over, UPVC double glazed windows, UPVC double glazed door, Radiator.

Ground Floor WC: Low flush WC, Wash basin, UPVC double glazed window.

First Floor:

Landing: Storage cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 12'5" x 11'1" (3.78 m x 3.38 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 13'0" x 10'4" (3.96 m x 3.15 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 8'7" x 7'2" (2.62 m x 2.18 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Panelled bath with shower over, Low flush WC, Wash basin, UPVC double glazed window, Radiator.

Outside:

Front: Gravelled with hedges to borders.

Rear: A Lovely rear Garden around 60' in length, mainly laid to lawn and patio areas with established hedges shrubs and borders.

Parking: There is a separate plot located around the corner on Munster Avenue providing Parking and Garage space.

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 - C £2233.97 (2026/27)



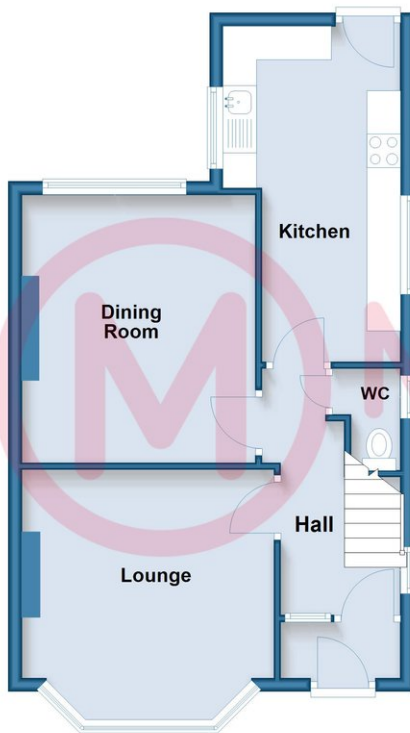
Directions: From our office on Red Bank Road continue inland to the main roundabout and take the fourth exit onto Devonshire Road.

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.

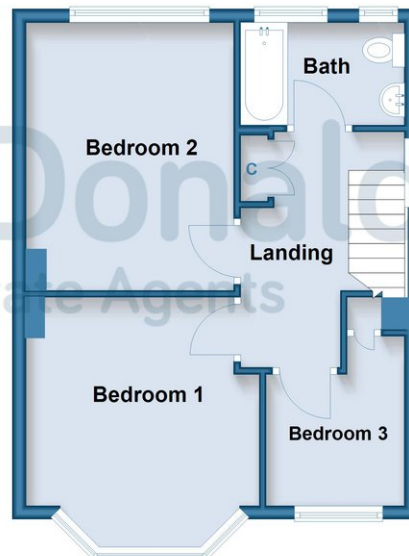
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(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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