



**McDonald**  
Estate Agents

Fylde Coast Property Hub

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**609 Devonshire Road, Bispham  
FY2 0AR**

To book your viewing telephone  
McDonald Estate Agents.

Day/Date:

Time:

**£325,000**

Occupying arguably one of Bispham's most prestigious positions, this Detached family home affords really well proportioned accommodation, and combines immaculate standards of living with true character.

These properties rarely come to market, needs to be seen



- Lounge - 22' in length; Conservatory
- Dining Room; Kitchen
- FIVE Bedrooms - en-suite to master
- Four piece Family Bathroom
- UPVC Double glazing; Gas central heating.
- Gardens - over 70' to the rear
- Garage & Parking

**Vestibule:** UPVC double glazed door, Tiled flooring, Meter cupboard, UPVC double glazed leaded window.

**Hall:** Radiator, Coved ceiling, Delft shelf, Wood effect laminate flooring.

**Utility Room:** Plumbed for washing machine, Wood effect laminate flooring.

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**Ground Floor WC :** Low flush WC, Wash basin, Laminate flooring, UPVC double glazed leaded window, Radiator.

**Lounge:** 22' x 11'10" (6.7m x 3.6m)

Feature fireplace with tiled hearth and inset living flame gas fire, Coved ceiling, Dado rail, TV point, UPVC double glazed leaded windows, Two radiators.

**Dining Room:** 12'11" x 8'1" (3.94m x 2.46m)

Wooden flooring, Radiator, Open to :-

**Conservatory :** 12'11" x 8'10" (3.94m x 2.7m)

TV point, UPVC double glazed patio doors and windows, Radiator.

**Kitchen:** 13'2" x 8'9" (4.01m x 2.67m)

Range of wall and base units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Integrated fridge, freezer and dishwasher, Built in oven and hob with extractor, Tiled floor, UPVC double glazed window, Radiator.

## First Floor

**Landing:** Staircase to second floor, Coved ceiling, Stained glass leaded UPVC double glazed window.

**Master Bedroom :** 12'1" x 12' (3.68m x 3.66m)

Fitted wardrobes, Walk in wardrobe, Picture rail, UPVC double glazed window, Radiator.

**En-Suite:** Step in shower cubicle, Wash basin, Low flush WC, Par tiled walls, Airing cupboard, UPVC double glazed window, Radiator.

**Bedroom 2:** 13'5" x 9'4" (4.1m x 2.84m)

Coved ceiling, UPVC double glazed window, Radiator, UPVC double glazed door to the balcony.

**Bedroom 3:** 11'11" x 9'8" (3.63m x 2.95m)

Two UPVC double glazed windows, Radiator.

**Bathroom:** Step in shower cubicle, Roll top bath with telephone style shower attachment, Wash basin, Low flush WC, UPVC double glazed window, Radiator.

## Second Floor

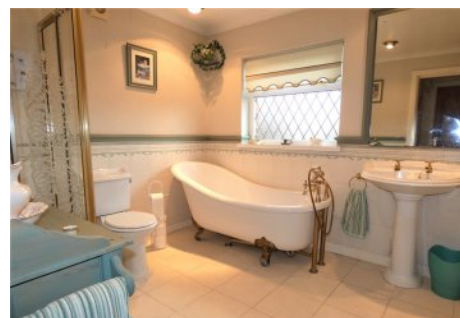
**Landing:** Storage cupboards.

**Bedroom 4:** 9'3" x 8'2" (2.82m x 2.5m)

Wood flooring, Eaves storage, Velux window, Radiator.

**Bedroom 5:** 12' x 9'3" (3.66m x 2.82m)

Eaves storage, Velux window, Radiator.



## Outside

**Front:** Laid to lawn with mature borders of plants and shrubs, Block paved driveway with parking for several vehicles.

**Rear:** Over 70' in length, Laid to lawn with established borders of trees, plants and shrubs, Paved patio area, Decked patio area.

**Garage:** Integral garage over 17' in length. Power and light, Water supply, Two windows.

**Heating:** Gas central heating (NOT TESTED).

**Directions:** From our Red Bank Road office head inland. At the roundabout turn left onto Devonshire Road and the property can be found on the right 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.



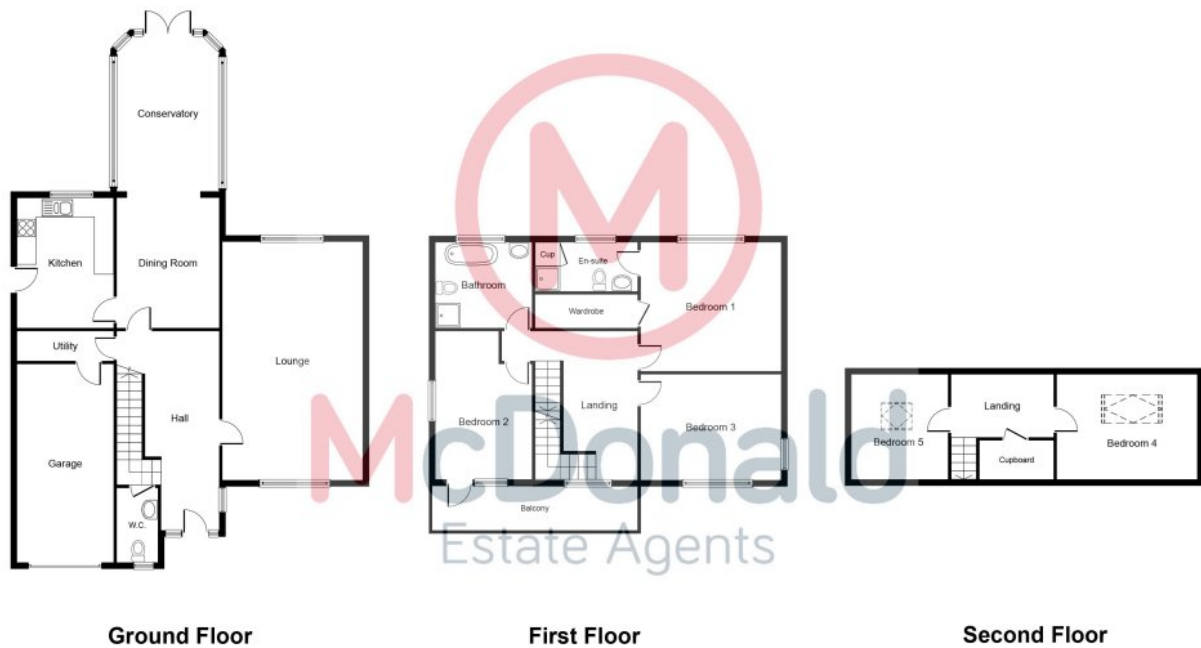
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Please note:** The floorplan is provided free with our compliments as a guide and for your reference. It should only be used as a representation of the layout of the property. We do not guarantee that it has been drawn accurately to scale. Where accurate measurements are required measurements should be taken.

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