



- Super Stylish Four Bedroom Semi Detached Home
- Bay Fronted Lounge, Modern Open Plan Dining Kitchen
- Ground Floor WC, Playroom / Sitting Room
- Four Generous Bedrooms, Beautiful Four Piece Bathroom

**Devonshire Road, Blackpool, FY2**

**Offers In Excess Of £250,000**

THIS CORNER FOUR BEDROOM HOME IS STYLISH, TRADITIONAL YET BEAUTIFULLY MODERN - BAY FRONTED LOUNGE WITH DUAL ASPECTS - OPEN PLAN DINING KITCHEN - PLAY ROOM - GF WC - FOUR BEDROOMS - SLEEK THREE PIECE BATHROOM & SEPARATE WC - ENCLOSED SIDE & REAR GARDENS - GARAGE - WELL PRESENTED THROUGHOUT - VIEWINGS HIGHLY RECOMMENDED





## Property Description

### ENTRANCE HALL

Laminate flooring, radiator, access to all rooms and stairs to first floor.

### WC

A two piece suite comprising of low flush WC and pedestal wash hand basin. Tiled flooring.

### LOUNGE

15' 8" x 14' 11" (4.78m x 4.55m) Double glazed bay window to front and two double glazed windows to side, laminate flooring, radiator and feature fire place with exposed brick back and antique style surround.

### KITCHEN DINING ROOM

14' 7" x 22' 6" (4.46m x 6.86m) A range of wall and base units with complimentary work surfaces over. Integrated fridge freezer, dishwasher and washing machine, five ring gas hob with extractor above and oven below, splash back tiling and double glazed window to rear. Double glazed bay window to window to side, laminate flooring, radiator and feature fire place with exposed brick and wood surround.

### SITTING ROOM / PLAY ROOM

8' 8" x 15' 1" (2.65m x 4.61m) Double glazed window to rear and French doors to side, tiled flooring and radiator.

### LANDING

Fitted carpet and access to all rooms.

### BEDROOM ONE

15' 8" x 11' 9" (4.80m x 3.59m) Double glazed bay window to front, radiator and fitted carpet.

### BEDROOM TWO

14' 7" x 13' 10" (4.45m x 4.24m) Double glazed bay window to side, fitted carpet and radiator.







#### BRDROOM THREE

7' 6" x 11' 1" (2.31m x 3.40m) Double glazed window to side, fitted carpet and radiator.

#### BEDROOM FOUR

8' 11" x 6' 11" (2.74m x 2.11m) Double glazed window to front, fitted carpet and radiator.

#### BATHROOM

A three piece suite comprising of pedestal wash hand basin, free standing oval bath with centre taps and corner shower cubicle with waterfall style shower over. Tiled flooring, tiled walls, heated chrome towel rail and double glazed opaque window to rear.



#### SEPARATE WC

Low flush WC, tiled flooring and double glazed opaque window to rear.

#### EXTERIOR FRONT AND SIDE

Enclosed gardens with mature bushes, a laid to lawn that all continues around the home to the rear.

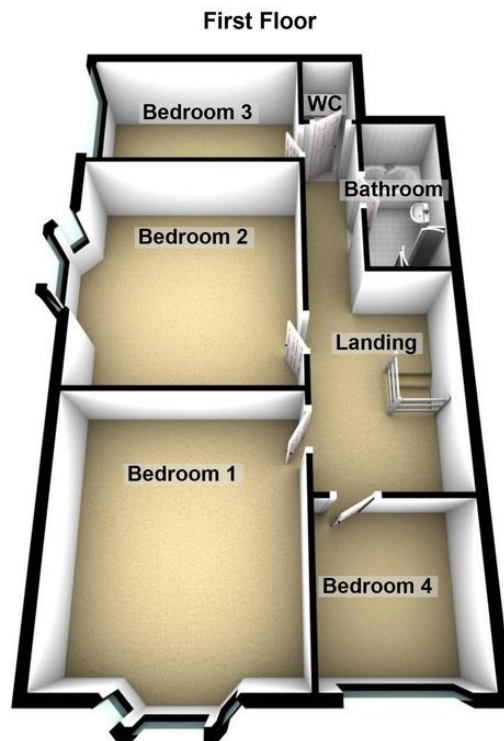
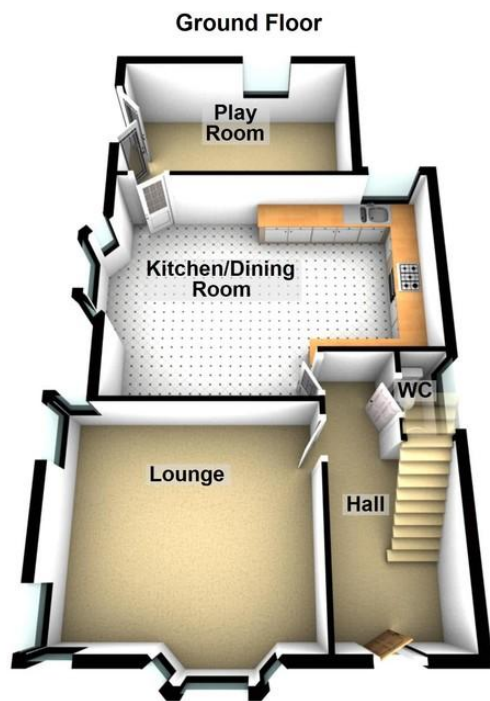
#### EXTERIOR REAR

Enclosed and low maintenance rear garden with store and access to garage from personnel door. Off street parking is on offer via driveway in front of the garage,



#### GARAGE

Access is granted via door to front and personnel door to side. Power and light.



Awaiting EPC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements