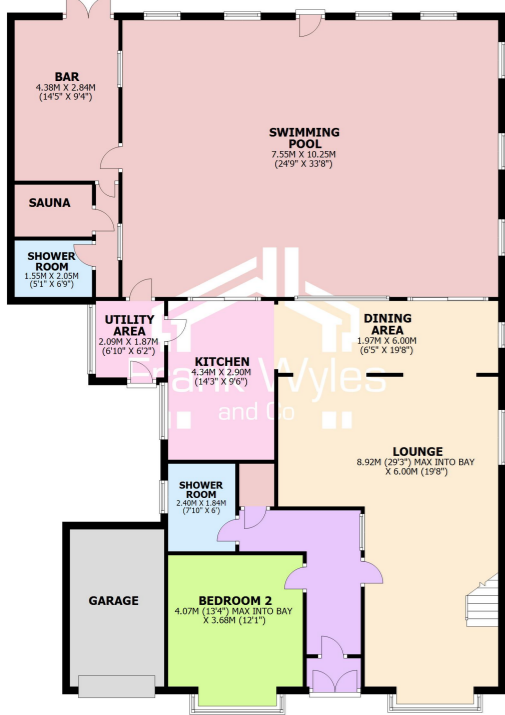
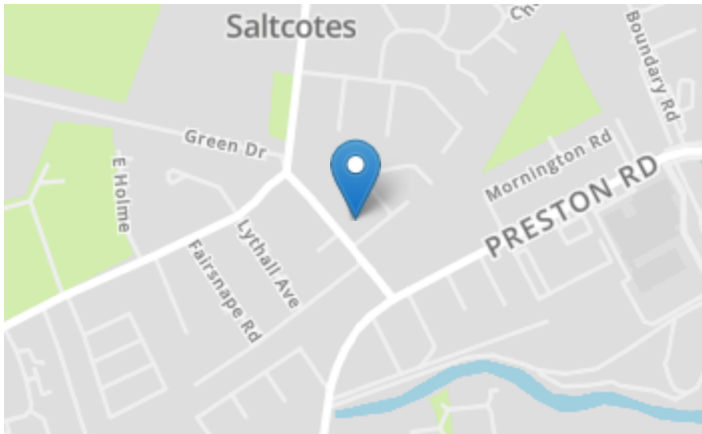
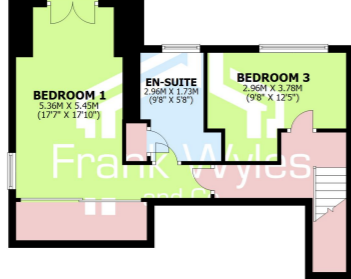


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

**GROUND FLOOR**  
APPROX. 211.1 SQ. METRES (232.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 45.8 SQ. METRES (492.3 SQ. FEET)



**01253 713 695**

**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**

**11 Park Street, Lytham FY8 5LU**

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**15 Saltcotes Road,  
Lytham, FY8 4HN**

- Detached Dormer Bungalow
- Development Opportunity (Subject to Planning Consent)
- Architect Plans Available
- Lounge, Dining Room, Kitchen & Utility
- Swimming Pool, Bar, Sauna & Shower Room
- Three Bedrooms & Bathroom
- Driveway, Single Garage & Rear Garden

**Frank Wyles  
and Co**

**£350,000**

Freehold  
Energy Efficiency Rating: D

naea **propertymark**  
PROTECTED

**The Property  
Ombudsman**

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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



# 15 Saltcotes Road,

Lytham, FY8 4HN

£350,000

Situated On A Great Sized Plot Within Easy Reach Of Lytham Centre And Local Amenities Is This Detached Dormer Bungalow With Superb Development Opportunity And With Architect Drawings Available For A Five Bedroom Family House, Subject To Obtaining Planning Permission. The Property Currently Comprises Lounge, Dining Room, Kitchen, Utility, Swimming Pool, Bar, Sauna, Shower Room & Bedroom To The Ground Floor And Two Bedrooms & Bathroom To The First Floor. To The Front Is a Good Sized Driveway Offering Off Road Parking For Several Vehicles & Single Garage, And A Private Rear Garden. Contact Us Now To View!

Tenure: Freehold

## Ground Floor

### Porch

Wooden front door with glazed inserts. Inner door leading to:

### Entrance Hall

Radiator. Door to storage cupboard. Doors leading to the following rooms:

### Lounge 8.92m (29'3") max into bay x 6.00m (19'8")

Box window to front and two windows to side. Three radiators, TV point, and coving to ceiling. Wood burning stove recessed in to chimney breast with feature surround and hearth. Stairs to first floor. Open plan to:

### Dining Area 6.00m (19'8") x 1.97m (6'5")

Window to rear and double glazed window to side. Two radiators. Sliding patio door leading to swimming pool. Open plan to:

### Kitchen 4.34m (14'3") x 2.90m (9'6")

Double glazed window to side. Fitted with a matching range of base and eye level units with worktop space over incorporating a 1 ½ bowl stainless steel sink with single drainer and mixer tap. Space for fridge and range cooker. Tiled flooring. Patio door leading to swimming pool.

### Utility Area 2.09m (6'10") x 1.87m (6'2")

Window to side. Plumbing for washing machine, and space for tumble dryer. Door to front. Door to:

### Swimming Pool

Accessed from Dining Area, Kitchen & Utility. Four windows to rear and five windows to side. Door to rear garden. Door to:

### Bar

Two radiators. Double doors to rear decking. Door to:

### Inner Hallway

Doors leading to:

### Shower Room

Fitted with three piece suite comprising shower area with fitted shower, pedestal wash hand basin, and WC.

### Sauna

Wooden clad walls.

### Bedroom 2 4.07m (13'4") max into bay x 3.68m (12'1")

Accessed from Entrance Hall. Box window to front. Radiator, and coving to ceiling. Coal effect gas fire with marble inset and hearth.

### Shower Room 2.40m (7'10") x 1.84m (6')

Double glazed window to side. Accessed from Entrance Hall. Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin, and WC. Radiator. Tiled flooring.

## First Floor

### Landing

Doors leading to:

### Bedroom 1 5.45m (17'10") x 5.36m (17'7")

Double glazed window to side. Radiator. Double doors to rear. Built-in wardrobes with sliding doors. Door to:

### En-Suite 2.96m (9'8") x 1.73m (5'8")

Double glazed window to rear. Fitted with four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, recessed shower enclosure with fitted electric shower, and WC. Part tiled walls. Tiled flooring. Door to storage cupboard.

### Bedroom 3 3.78m (12'5") x 2.96m (9'8")

Double glazed window to rear. Radiator.

## External

### Front

Paved driveway providing off road parking. Mature shrubs and borders.

### Single Garage

Up and over door.

### Rear

Mainly laid to lawn with mature shrub and tree borders.

