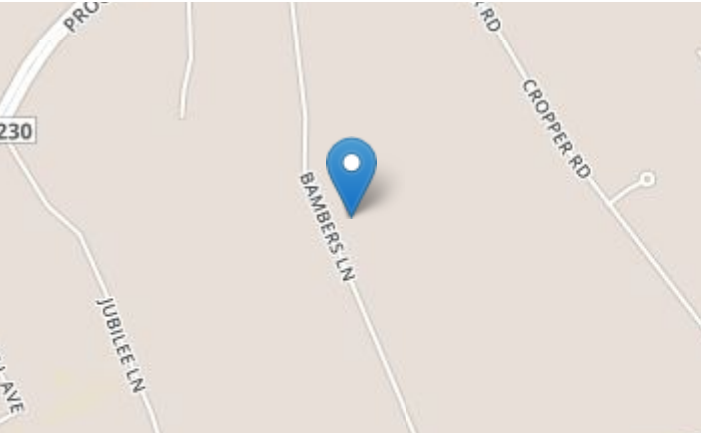
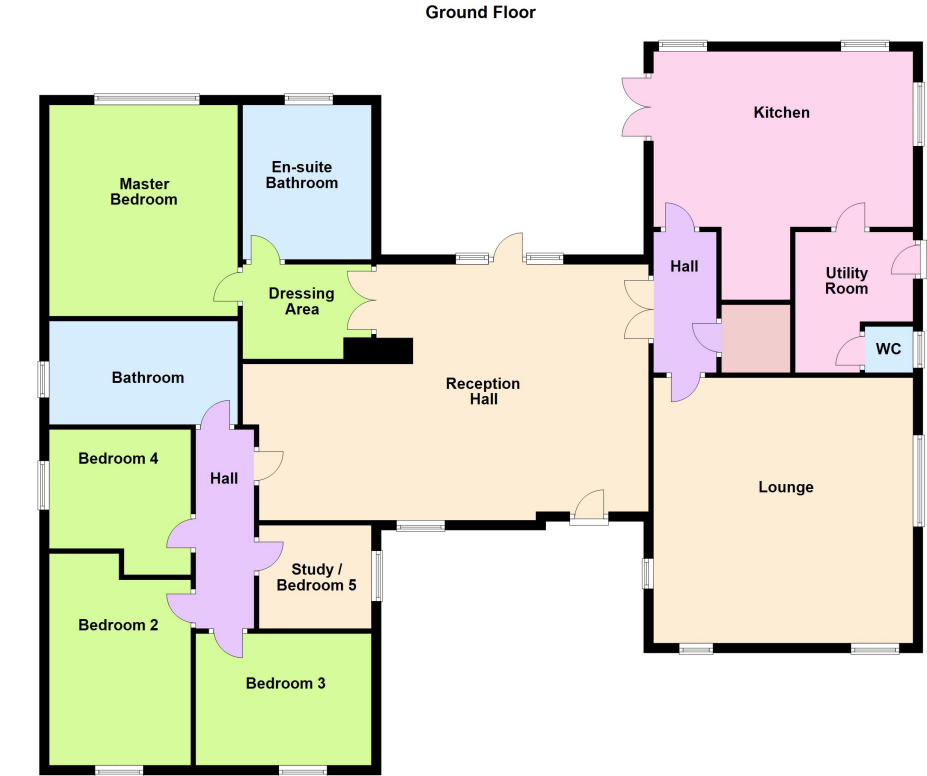


Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 to 100)	A	
(61 to 81)	B	
(39 to 60)	C	
(16 to 38)	D	
(1 to 15)	E	
(1 to 15)	F	30
(1 to 15)	G	42
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England, Wales & N.Ireland		

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 to 100)	A	
(61 to 81)	B	
(39 to 60)	C	
(16 to 38)	D	
(1 to 15)	E	
(1 to 15)	F	26
(1 to 15)	G	38
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Wales & N.Ireland		



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The Meadows, Bambers Lane,
Blackpool, FY4 5LH



- Detached Property set in Approx 1.75 Acres
- 2 Receptions
- Fitted Kitchen & Utility Room
- 5 Bedrooms
- En-Suite & Family Bathroom
- Double Garage

£489,500
 Freehold
 Energy Efficiency Rating: F



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 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



The Meadows, Bambers Lane, Blackpool, FY4 5LH £489,500

Viewing is essential to appreciate the accommodation and rural setting of this stunning detached residence. The property comprises of 2 receptions, a fitted kitchen, a utility room, 5 bedrooms, an en-suite and a family bathroom. It is set in approx 1.75 acres with a private frontage and also boasts a large garage and ample off road parking.

Tenure: Freehold

Council Tax: Band F



Ground Floor

Reception Hall
8.06m (26'5") x 5.29m (17'4")
Double glazed window to front, two windows to rear, three radiators, wooden flooring, decorative coving to ceiling, stone fireplace, TV point, glazed door with matching side panels to rear garden, double doors to:

Hall
Wooden flooring, decorative coving to ceiling, door to storage cupboard, door to:

Lounge
5.48m (18') x 5.37m (17'7")
Two double glazed windows to side, two double glazed windows to front, wooden flooring, TV point, decorative coving to ceiling, stone fireplace.

Kitchen
5.37m (17'7") x 5.13m (16'10")
Fitted with a matching range of base and eye level units with worktop space over, matching island unit, circular stainless steel sink with single drainer and mixer tap, integrated fridge/freezer and dishwasher, space for AGA, built-in microwave, two double glazed windows to rear, double glazed window to side, wooden flooring, coving to ceiling, double doors to rear garden, door to:

Utility Room
2.91m (9'6") max x 2.44m (8')
Fitted with a matching range of base units with worktop space over, twin bowl stainless steel sink with mixer tap, radiator, concealed oil fired boiler, external door to side, door to

WC
Obscure double glazed window to side, fitted with two piece comprising, wall mounted wash hand basin and WC.

Dressing Area
2.66m (8'9") max x 1.96m (6'5")
Fitted bedroom suite with a range of wardrobes, door to:

Master Bedroom
4.39m (14'5") x 3.94m (12'11")
Double glazed window to rear, radiator, TV point, coving to ceiling.

En-suite Bathroom
Newly fitted four piece suite comprising bath with mixer tap, walk-in shower enclosure with fitted shower, wall mounted vanity wash hand basin with storage under and mixer tap, and wc, full height tiling to all walls, complementary floor tiling, feature lighting, double glazed window to rear.

Hall
Door to:

Bedroom 2
2.93m (9'7") x 2.00m (6'7")
Double glazed window to front, radiator, coving to ceiling.

Bedroom 3
3.63m (11'11") x 2.72m (8'11")
Double glazed window to front, radiator, coving to ceiling.

Bedroom 4
3.00m (9'10") x 2.93m (9'7")
Double glazed window to side, fitted triple wardrobe, radiator, two wall light points, coving to ceiling.

Study / Bedroom 5
2.28m (7'6") x 2.13m (7')
Double glazed window to side, radiator, coving to ceiling.

Bathroom
3.93m (12'11") x 2.14m (7')
Fitted with four piece suite comprising bath, pedestal wash hand basin, shower cubicle with fitted electric shower and WC, part tiled walls, obscure double glazed window to side, radiator, coving to ceiling.

External

Gardens
The front of the property is approached by a horseshoe gravelled driveway with a farm gate at each entrance providing substantial off road parking. The remainder is laid to lawn with borders of established trees and shrubs providing privacy from the road. An extension of drive on one side of the property leads to a gate into the rear garden. The rear garden has paved steps down from the reception lounge and dining kitchen to a stone chipped area which could be paved for a patio area or used as base for a conservatory. This continues down the side to a further stone chipped area with space for table and chairs, oil tank, double opening gates to front and personal door into garage. The remainder and majority of the rear garden is laid to lawn with borders of established trees and shrubs.

Garage
5.38m (17'8") x 5.18m (17')
Detached brick double garage with loft storage area, light and power and facility for water. Personal rear door entrance and rolling up and over door.

