



**Lytham**  
Estate Agents

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**18 Saltcotes Road, Lytham St. Annes FY8 4HN**

**Offers Over  
£400,000**

*Spacious 4-Bed Detached Home Minutes from Central Lytham on an Expansive Plot with Great Development Potential – No Onward Chain!*



**Entrance Hall**

Carpeted flooring, electric storage heater, under-stair storage, steps leading up to a small landing with a cupboard housing electric meters, front-facing obscured UPVC double-glazed window, and staircase to the first floor.

**Living Room**

Carpeted flooring, side-facing UPVC double-glazed windows, and a front-facing UPVC double-glazed bay window. Features an electric storage heater, wood-burning stove, and pendant light. Archway leading into the dining room.

**Dining Room**

Carpeted flooring, electric storage heater, sliding doors opening into the rear garden, and a front-facing UPVC double-glazed window.

**Kitchen**

Range of fitted wood wall and base units with laminate work surfaces. Features an induction hob with an overhead extractor fan, a double oven with grill, and a stainless steel sink with twin taps, drainer, and an instant hot water tap. Rear-facing UPVC double-glazed bay window. Vinyl flooring and an electric storage heater.

**Inner Hallway**

Fitted storage cupboards, UPVC double-glazed door to rear garden, internal wooden door to integral garage, opening to:

**Utility Room**

Vinyl flooring, rear-facing UPVC double-glazed window, wall and base units with laminate work surfaces, stainless steel sink with twin taps and drainer, and ceiling light.

**First Floor Landing**

Split-level landing with access to all rooms, loft hatch, and ceiling light.

**Bathroom**

Panel bath with mixer tap and electric Mira shower above, electric chrome heated towel rail, wash basin with twin taps and vanity below. Side-facing UPVC double-glazed window, half-tiled walls, and a storage cupboard housing the hot water cylinder.

**WC**

Side-facing UPVC obscured double-glazed window, and WC with handle flush.

**Bedroom One**

Carpeted flooring, front-facing UPVC double-glazed bay window, fitted wardrobes, and two wall-mounted lights.

**Bedroom Two**

Carpeted flooring, rear-facing UPVC double-glazed window, fitted wardrobes, and pendant light.

**Bedroom Three**

Accessed via the split-level landing, glazed door opening into the bedroom with a large front-facing UPVC double-glazed window, side UPVC double-glazed window, electric storage heater, and wall-mounted lights.

**Bedroom Four**

Carpeted flooring, fitted wardrobes, wall-mounted light, front-facing UPVC double-glazed window, electric storage heater, and pendant light.

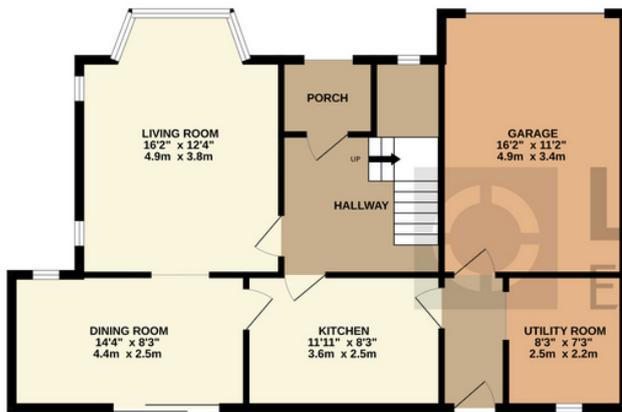
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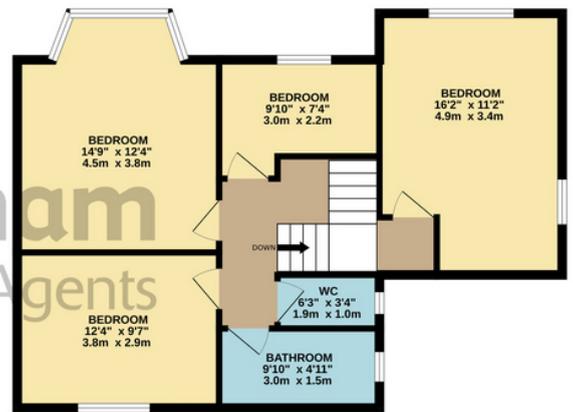


# Floor Plans

GROUND FLOOR  
801 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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