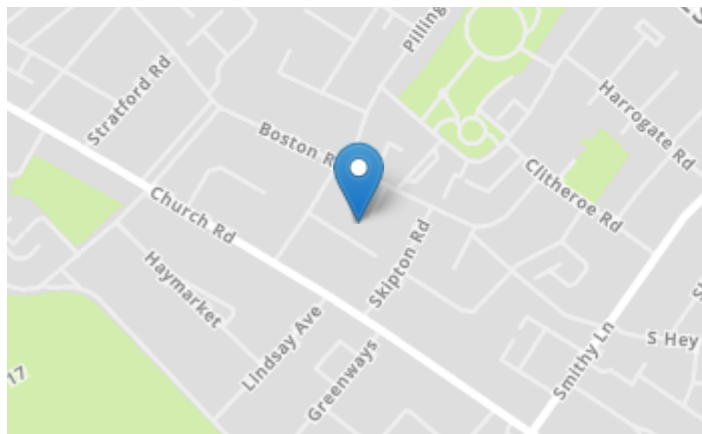
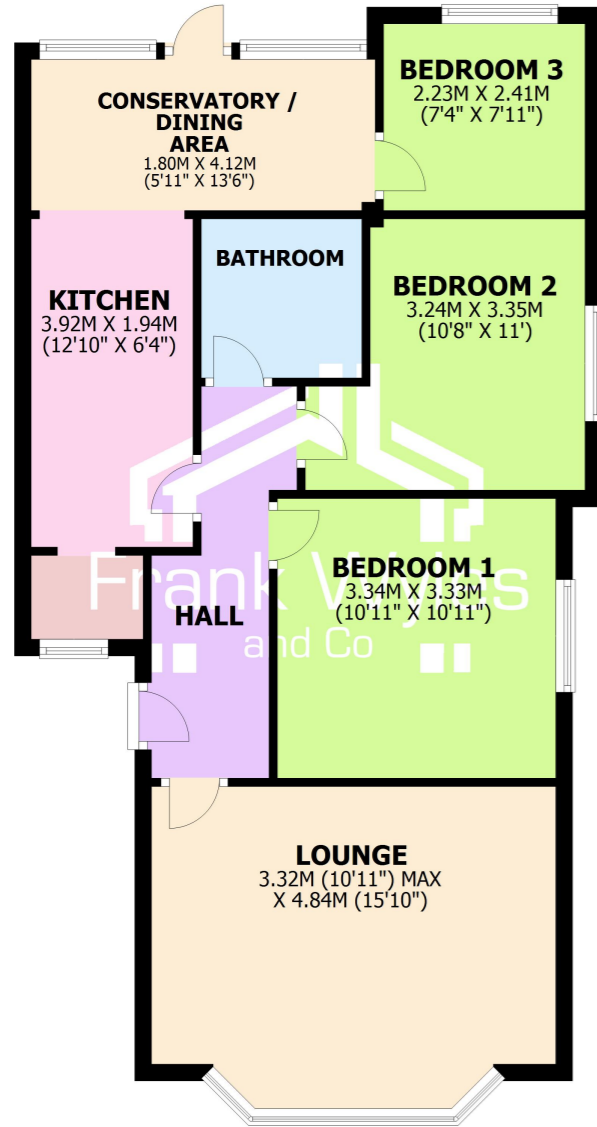


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81

GROUND FLOOR

APPROX. 71.5 SQ. METRES (769.1 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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49 Baltimore Road,
 Lytham St Annes, Lancashire, FY8 3NY

- Semi Detached True Bungalow
- Well Presented Throughout
- Chain Free
- Modern Kitchen & Bathroom
- 3 Bedrooms
- Lovely Garden With Sunny Aspect & Driveway



£247,000

Leasehold
 Energy Efficiency Rating: D



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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.



49 Baltimore Road, Lytham St Annes, Lancashire, FY8 3NY £247,000

A Must See! This well presented chain free semi detached true bungalow is in a very desirable location, set in a quiet cul-de-sac, but just a short walk from the shops and bus routes. The generous accommodation briefly comprises a large reception, fitted kitchen open plan to the conservatory, three bedrooms and a bathroom. There is a driveway to the front, and a well-kept spacious garden to the rear. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band C

Ground Rent: £3.60 pa

Ground Floor

Entrance Hall

Secure UPVC front door with glazed central panel, ceiling cornice, loft hatch with access to the loft, radiator, telephone point, door to:

Lounge

4.84m (15'10") x 3.32m (10'11") max

Great size reception room spanning the front of the property, UPVC double glazed leaded bay window overlooking the front garden, ornate ceiling cornice and central ceiling rose, feature living flame gas fire with marble hearth and insert, wooden surround, two wall lights, TV point.

Bedroom 1

3.34m (10'11") x 3.33m (10'11")

UPVC leaded double glazed window to the side, ceiling cornice, radiator.

Bedroom 2

3.35m (11') x 3.24m (10'8")

UPVC double glazed leaded window to the side, ceiling cornice, radiator, fitted wardrobes.

Bathroom

Modern bathroom suite comprising a panelled bath with mixer taps, mixer shower over with shower attachment, glass shower screen, low-level WC, sink with mixer taps, full height tiling to all walls, extractor fan, radiator.

Modern Kitchen

3.92m (12'10") x 1.94m (6'4")

Fitted kitchen with a matching range of base and eyelevel units, complimentary countertops over, black one and a half sink with drainer and mixer tap, integrated fan assisted electric oven with five ring gas hob, extractor hood over, integrated dishwasher, space for fridge, archway to utility area with plumbing for washing machine, Wall hung boiler.

Conservatory / Dining Area

4.12m (13'6") x 1.80m (5'11")

Leading on from the kitchen, UPVC part glazed door to the rear garden, radiator, three wall lights, door to:

Bedroom 3

2.41m (7'11") x 2.23m (7'4")

UPVC double glazed window overlooking the rear garden, ceiling cornice, radiator.

External

Front Garden

Low maintenance walled front garden, wide driveway with offstreet parking for cars to the front and side, secure gate leading to the rear garden.

Rear Garden

Patio area leading from the conservatory, enclosed spacious fenced garden with a well-kept lawn and borders.

