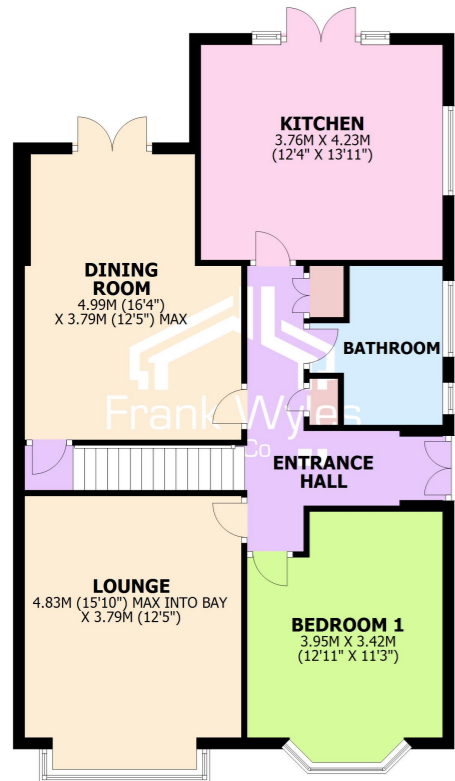


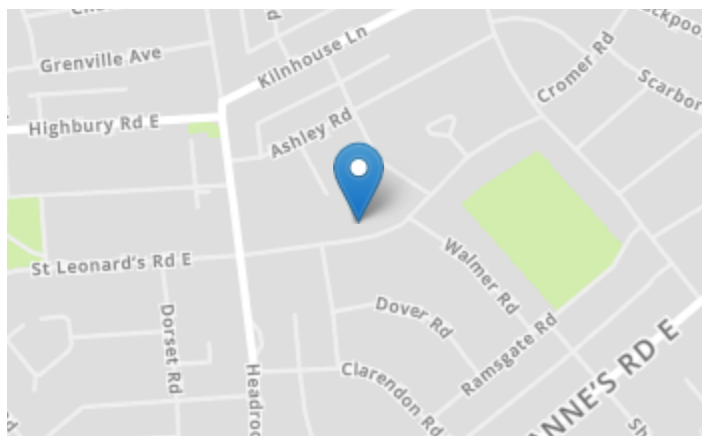
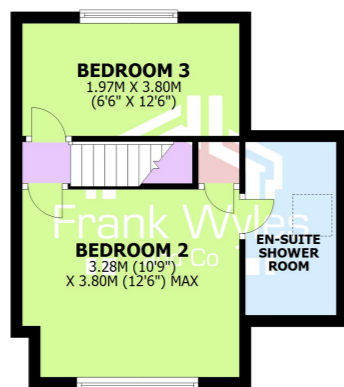
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	84



**GROUND FLOOR**  
APPROX. 83.5 SQ. METRES (898.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 28.3 SQ. METRES (304.9 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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**16 Folkestone Road,**  
**Lytham St Annes, Lancashire, FY8 3EQ**

- Semi Detached Dormer Bungalow
- Viewing Essential
- 3-4 Bedrooms
- Newly Fitted Kitchen & Bathrooms
- Early Viewing Highly Recommended



**£338,500**

Freehold  
Energy Efficiency Rating: E



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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 no authority to make or give any representation or warranty whatever in relation to this property.



# 16 Folkestone Road, Lytham St Annes, Lancashire, FY8 3EQ £338,500

A Must See! This deceptively spacious Semi Detached Dormer Bungalow has recently gone through a full refurbishment programme. The generous accommodation briefly comprises a 3-4 bedrooms, 4 piece bathroom to the ground floor, first floor principle bedroom with en-suite. Early viewing is highly recommended!

Tenure: Freehold

Council Tax: Band D



## Ground Floor

### Entrance Hall

Radiator, stairs to first floor, two built-in storage cupboards, door to:

Lounge 4.83m (15'10") max into bay x 3.79m (12'5")

Double glazed bay window to front, radiator, coving to ceiling, living flame effect electric fire, door to:

Dining Room 4.99m (16'4") x 3.79m (12'5") max

Radiator, understairs storage cupboard, double doors to rear garden.

Kitchen 4.23m (13'11") x 3.76m (12'4")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in hob with extractor hood over, built-in microwave, window to side, two full height double glazed windows to rear, radiator, double glazed French doors with full height double glazed side panels to rear garden.

Bedroom 1 3.95m (12'11") x 3.42m (11'3")

Double glazed bay window to front, radiator.

### Bathroom

Fitted with four piece suite comprising panelled bath with mixer tap, wall mounted vanity wash hand basin with storage under and mixer tap, shower enclosure with fitted shower and WC, full height tiling to all



walls, heated towel rail, extractor fan, two opaque double glazed windows to side, tiled flooring.

## First Floor

### Landing

Door to:

Bedroom 2 3.80m (12'6") max x 3.28m (10'9")

Double glazed window to front, radiator, door to:

En-suite Shower Room 3.03m (9'11") x 1.59m (5'3")

Fitted with three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC, extractor fan, velux window, radiator, tiled flooring.

Bedroom 3 3.80m (12'6") x 1.97m (6'6")

Double glazed window to rear, radiator.

## External

Driveway with off street parking for several vehicles and giving access to a brick-built garage with up-and-over door. Good sized rear garden with paved terrace, lawn and mature borders.

