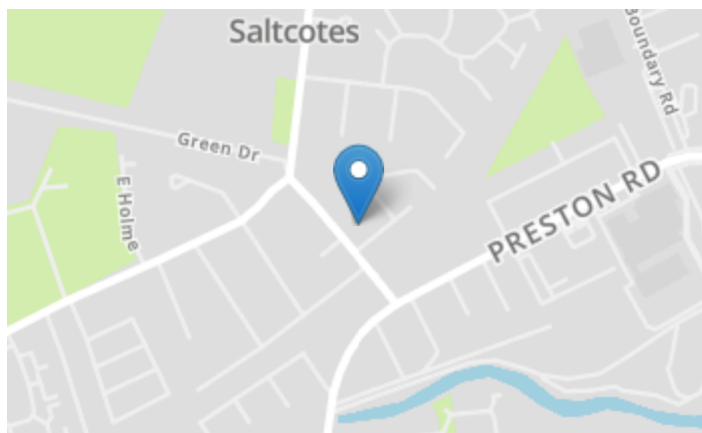


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	75



**GROUND FLOOR**  
APPROX. 90.8 SQ. METRES (977.4 SQ. FEET)



**01253 713 695**  
21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**  
11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com  
www.frankwyles.com

facebook.com/frankwyles @frankwyles

rightmove See all our properties at onTheMarket.com

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

- Detached True Bungalow
- Local Shops, Amenities & Transport Links
- Lounge, Dining Room & Kitchen
- Two Double Bedrooms, Shower Room & WC
- Driveway, Garage & Private Garden
- Available With No Onward Chain



**£340,000**

Freehold  
Energy Efficiency Rating: D



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
(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 Saltcotes Road,

Lytham, FY8 4HN

**£340,000**

Deceptively Spacious Detached True Bungalow Located Within A Short Stroll Of Local Shops, Amenities & Transport Links. The Property Comprises Lounge, Dining Room, Kitchen, Two Double Bedrooms, Shower Room & Separate WC. To The Front Is A Driveway Providing Off Road Parking & Leading To The Single Garage. To The Rear, Is a Private Garden With Summer House. Available With No Onward Chain, This Is A Must View To Fully Appreciate!

Tenure: Freehold Council Tax Band: D

### Porch

Door to:

### Entrance Hall

Built-in storage cupboard. Doors leading to:

Lounge 4.63m (15'2") x 4.53m (14'10")

Double glazed window to front. Radiator, and TV point. Coal effect gas fire with marble inset and hearth. Open access to:

Dining Room 3.03m (9'11") x 2.50m (8'2")

Double glazed window to side. Radiator, and coving to ceiling. Door to:

Kitchen 4.17m (13'8") x 3.93m (12'11")

Double glazed window to rear. Fitted with a matching range of base and eye level units with granite worktops incorporating a 1+1/2 bowl stainless steel sink with mixer tap. Integrated fridge/freezer and dishwasher. Plumbing for washing machine. Built-in oven and hob with extractor hood oven and built-in microwave. Radiator. Door to storage cupboard. Door to rear garden.

Bedroom 1 6.02m (19'9") x 3.03m (9'11")

Fitted bedroom suite with a range of wardrobes. Radiator, two wall light points, and coving to ceiling. Patio doors leading to rear garden.

Bedroom 2 4.25m (14') x 3.03m (9'11")

Double glazed window to front. Fitted bedroom suite with a range of wardrobes. Radiator, and two wall light points. Coving to ceiling.

### Shower Room

Obscure double glazed window to side. Fitted with two piece suite comprising shower area with fitted shower and glass screen and wall mounted wash hand basin with mixer tap. Full height tiling to all walls, and heated towel rail.

### WC

Obscure double glazed window to side. WC.

### External

#### Front

Lawned area. Paved pathway providing off road parking and leading to:

#### Single Garage

Up and over door. Power and light.

#### Rear Garden

Private enclosed garden. Mainly laid to lawn with mature shrub borders and paved patio area. Summer house.

