

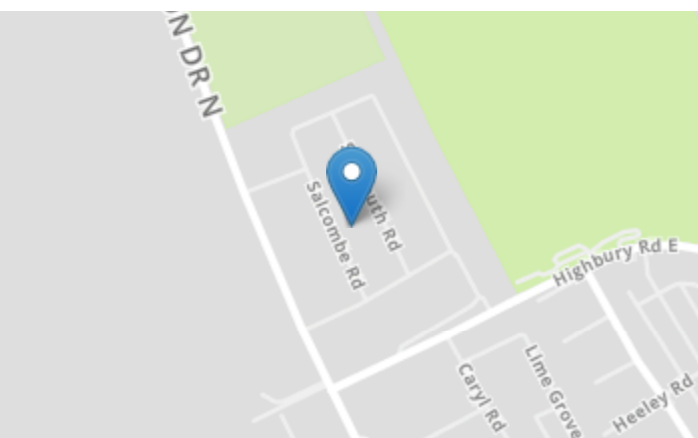
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

GROUND FLOOR

APPROX. 97.1 SQ. METRES (1045.1 SQ. FEET)



TOTAL AREA: APPROX. 97.1 SQ. METRES (1045.1 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



**20 Salcombe Road,
 Lytham St Annes, Lancashire, FY8 2RD**

- Detached True Bungalow
- Presented to a Very High Standard
- Just a Short Walk from The Sea Front
- Reception & Conservatory
- Spacious Newly Fitted Dining Kitchen
- 3 Bedrooms
- Bathroom & Wet Room
- Garage & Low Maintenance Gardens



**Offers Over
 £300,000**

Freehold
 Energy Efficiency Rating: D



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20 Salcombe Road, Lytham St Annes, Lancashire, FY8 2RD Offers Over £300,000

This detached true bungalow which has been tastefully modernised by the current owner is located in a sought after area just a short stroll from the sea front. The accommodation comprises a lounge, a fitted dining kitchen, a conservatory, three bedrooms, an en-suite and a wet room. Outside there are low maintenance gardens, off street parking and a garage. Early viewing is highly recommended.

Council Tax: Band D

Tenure: Freehold

Ground Rent: £17.50 per annum



Ground Floor

Porch

Obscure double glazed window to side, door to:

Entrance Hall

Obscure double glazed window to side, storage cupboard, radiator, door to:

Lounge

5.00m (16'5") x 3.77m (12'5")

Two obscure double glazed windows to side, double glazed window to front, radiator, TV point, coving to ceiling, living flame effect electric fire set in stone surround.

Kitchen

4.12m (13'6") x 3.58m (11'9")

Recently 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, plumbing for washing machine, space for fridge/freezer, built-in double oven, built-in hob with pull out extractor hood over, double glazed window to side, double door to:

Conservatory

4.14m (13'7") x 1.84m (6')

UPVC construction with double glazed windows, radiator, double doors to rear garden.

Bedroom 1

4.49m (14'9") max x 3.77m (12'5")

Double glazed window to rear, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising vanity wash hand basin with storage under and mixer tap, double shower enclosure with fitted shower and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side.

Bedroom 2

3.77m (12'5") x 2.91m (9'6")

Obscure double glazed window to side, radiator.

Bedroom 3

3.50m (11'6") x 3.12m (10'3")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Wet Room

Fitted with three piece suite comprising shower area with fitted shower and glass screen, wall mounted wash hand basin with storage under and mixer tap, and WC, extractor fan, obscure double glazed window to side, radiator.

External

Indian Stone Driveway with off street parking for several vehicles and leading to a brick-built garage with up-and-over door. Low maintenance gardens to the front and rear of the property. The private rear garden has been completely overhauled with Indian stone paving. The property has also been k-rendered (under guarantee).

