



**Lytham**  
Estate Agents

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

**Guide Price**  
**£320,000**

*Spacious Detached Bungalow with Great Potential - Offered With No Forward Chain!*



**Entrance Porch**

Double glazed external door and adjacent window to the front. Door to:

**Entrance Hall**

Built-in storage cupboard. Doors leading to the following rooms:

**Lounge**

Double glazed window to the front. Radiator, TV aerial point, coving, carpeted flooring, ceiling light and feature fireplace with marble back and hearth and inset coal effect gas fire. Opening to:

**Dining Room**

Double glazed window to the side. Radiator, coving, carpeted flooring and ceiling light. Door to:

**Kitchen**

Double glazed window to the rear. Range of fitted wall and base units incorporating granite work surfaces with under mount 1 ½ bowl stainless steel sink and chrome mixer tap. Integrated fridge freezer, dishwasher, oven, microwave and induction hob with extractor above. Space and plumbing for washing machine. Radiator, vinyl flooring, spot lighting and useful storage cupboard. External door leading to the rear garden.

**Bedroom One**

Double glazed patio doors leading to the rear garden. Range of fitted wardrobes and dressing table. Radiator, wall lights, ceiling light, spot lighting, carpeted flooring and coving.

**Bedroom Two**

Double glazed window to the front. Range of fitted wardrobes and cupboards. Radiator, wall light points, coving, carpeted flooring and spot lighting.

**Shower Room**

Obscure double glazed window to the side. Two piece suite, comprising: walk-in shower area with fitted shower and glass screen; and wall mounted wash hand basin with chrome mixer tap. Tiled walls and flooring, heated towel rail, and spot lighting.

**Separate WC**

Obscure double glazed window to the side. WC with push button flush.

**External**

To the front, there is a lawned garden area with paved path and off road parking.

To the rear, there is a private enclosed garden which has been mostly laid to lawn with mature bordering shrubbery and paved patio area. Summer house.

**Single Garage**

Up and over door to the front. Power and lighting.

**Additional Information**

Tenure -

Council Tax Band -

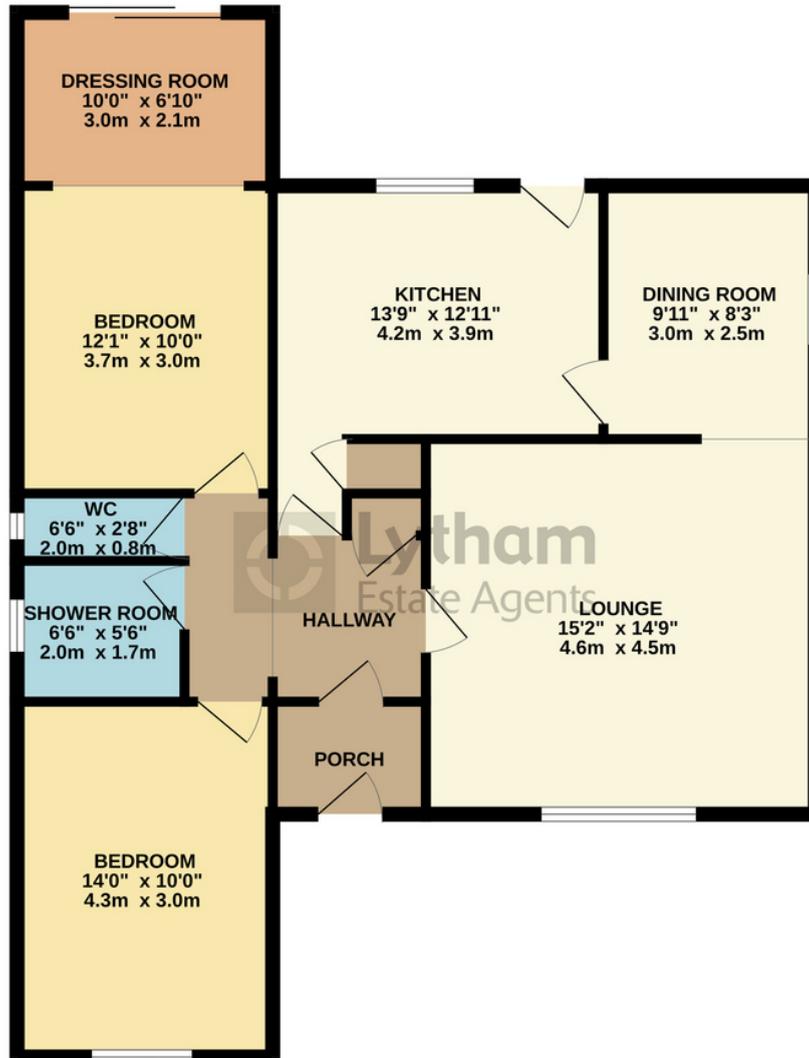
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# Floor Plans

GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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