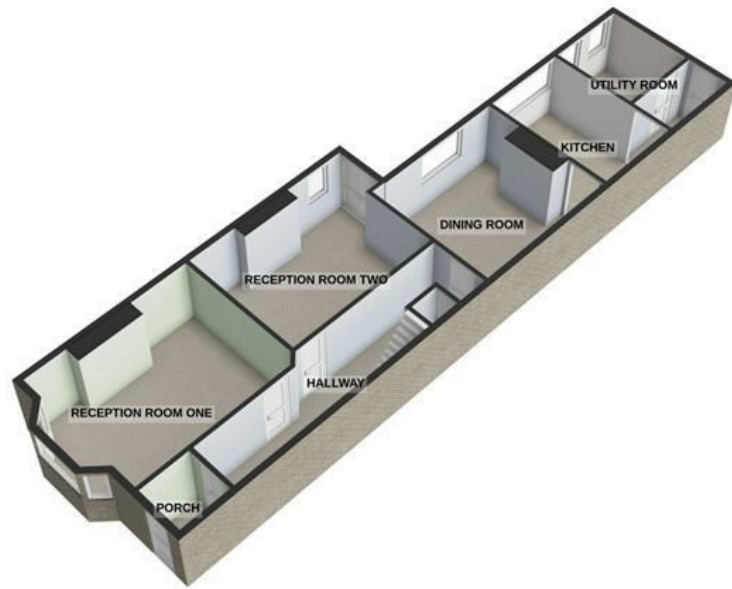


GROUND FLOOR
86.5 sq.m. (931 sq.ft.) approx.



FIRST FLOOR
85.3 sq.m. (918 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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**CARTMELL ROAD, LYTHAM ST. ANNES
FY8 1DF**

ASKING PRICE £420,000

- IMMACULATELY PRESENTED 5 BEDROOM SEMI DETACHED FAMILY HOME WITH PLENTY OF ORIGINAL FEATURES SUPERBLY LOCATED WITHIN METERS OF ST ANNES BEACH & SEA FRONT
- CLOSE TO ST ANNES SQUARE AND TRANSPORT LINKS WITH AKS SCHOOL A SHORT WALK AWAY
- TWO RECEPTION ROOMS - DINING ROOM - KITCHEN - UTILITY ROOM - FAMILY BATHROOM & SEPARATE WC
- ENCLOSED REAR GARDEN - SUMMER HOUSE - OFF ROAD PARKING FOR TWO CARS - EPC RATING: D





Entrance
Entrance gained via composite door.

Entrance Porch
Tiled flooring, solid timber door with stained glass insert leading in to:

Ground Floor Hallway
Radiator, stairs to first floor landing, door opening up to under stair storage cupboard, skirting boards, doors leading to the following rooms:

Reception Room One
16'11 into bay x 12'11
UPVC double glazed bay window to the front, radiator, television point, fireplace with wooden surround and tiled inset and hearth, picture rail, four wall light points, decorative coving to the ceiling.

Reception Room Two
15'10 x 12'2
UPVC double glazed window to rear, radiator, television point, coal effect gas fire with wooden surround, decorative coving to ceiling, French doors opening up into the rear garden.

Dining Room
13'11 x 8'
Sash window to the side, radiator, fireplace with wooden surround and tiled hearth, doorway leading through to:

Kitchen
12'5 x 7'11
UPVC double glazed window to the side, matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated appliances include: fridge freezer, 'Neff' electric oven and grill, 'Neff' dishwasher and 'Neff' induction hob with overhead extractor fan, tiled flooring.

Utility Room
8'4 x 7'11
Two sets of UPVC double glazed opaque windows to the side, ' Worcester ' combi boiler, worktop surface, space for under counter and freezer, dryer and plumbed for washing machine, two piece white suite comprising: WC and pedestal wash hand basin, Victorian clothes airer, fitted cupboards providing plentiful storage, tiled flooring.

First Floor Landing
Split level landing with radiator, skirting boards, doors leading to the following rooms:

Bedroom Five
10'9 x 6'2
UPVC double glazed window to front, radiator, built-in wardrobe, skirting boards.

Bedroom One
14'1 x 12'2
UPVC double glazed window to front, radiator, picture rail, skirting boards.

Bedroom Two
13'10 x 12'2
UPVC double glazed window to rear, radiator, picture rail, feature fireplace, skirting boards.

Bedroom Three
11'10 x 9'4
UPVC double glazed window to side, radiator, picture rail, feature fireplace, skirting boards.

Bedroom Four
10'3 x 9'4
UPVC double glazed window to side, radiator, built-in double wardrobe, skirting boards.

Bathroom
9'2" x 7'10"
UPVC double glazed opaque windows to the side, radiator, fitted with three suite comprising roll top bath, pedestal wash hand basin and shower enclosure with fitted shower, radiator, heated towel rail, extractor fan, grey laminate flooring, skirting boards.

Separate WC
4'10 x 3'0
UPVC double glazed opaque double glazed window to the rear, WC, grey laminate flooring, skirting boards.

Outside
To the front there is off road parking space for two cars, there is also a gate to the side providing access to the rear. The rear enclosed garden is partly laid with artificial lawn and partly laid with slate decorative chippings for ease of maintenance. There is also contemporary summerhouse and plentiful space externally for garden furniture.

Other Details
Tenure: Freehold
Council Tax Band: E (£2,774.00 per annum)

The property also boasts a 7 kw electric car charging point.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	