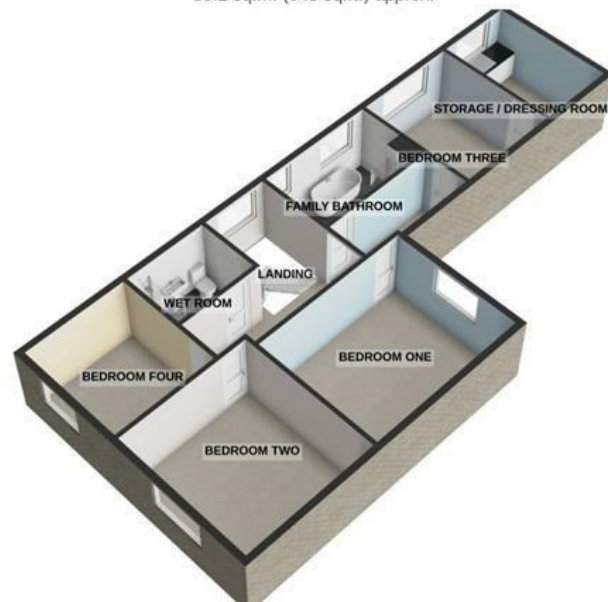


GROUND FLOOR  
84.3 sq.m. (907 sq.ft.) approx.



FIRST FLOOR  
88.1 sq.m. (948 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 1DE

ASKING PRICE £385,000

- CHARACTERFUL FOUR 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
- THREE RECEPTION ROOMS INCLUDING DINING ROOM - KITCHEN - UTILITY ROOM - CONTEMPORARY FAMILY BATHROOM & WET ROOM
- ENCLOSED SUNNY REAR GARDEN - BRICK BUILT OUT BUILDING - OFF ROAD PARKING FOR TWO CARS - EPC RATING TBC



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**Entrance**  
UPVC double glazed door with stained glass insert leads into:

**Porch**  
Original skirting boards, picture rail and solid wooden door with opaque leaded inserts, leads into:

**Entrance Hall**  
Original wooden stained glass opaque window to the side which has been secondary glazed, staircase leading to the first floor, original skirting boards, radiator, telephone point, solid wood original doors lead to the following rooms:

**Lounge**  
17'1 x 15'04 in to the bay window  
UPVC double glazed bay window to the front allowing plentiful light, original skirting boards and picture rail, ceiling rose, tiled fireplace hearth and backdrop incorporating a living flame gas fire, radiator, television point.

**Rear Reception Room**  
16'08 x 12'10 into the bay  
UPVC double glazed door with glass inserts to the side and opaque inserts above leads to the rear garden, wooden fire surround with marble backdrop and hearth housing a living flame gas fire, original skirting boards and picture rail, radiator.

**Dining Room**  
11'03 x 10'09 to the widest point  
Large UPVC double glazed window to the side, original fitted cupboard with drawers, original skirting boards, fireplace with living flame gas fire, door leading to a large under stairs storage cupboard, two wooden opaque windows to the side, consumer unit, electric meter and solar panel control unit, further door leads into:

**Kitchen**  
10'09 x 9'1  
Three UPVC double glazed windows to either side, selection of wall and base units with laminate work surfaces, integrated appliances include: electric oven with separate grill, four ring gas hob, overhead extractor fan, tiled to splash backs, stainless steel one and half bowl sink with drainer, radiator, door leads into:



**Utility Room**  
10'08 x 7'08 to widest point  
UPVC double glazed door with opaque glass insert leads to the drive, UPVC double glazed opaque window to the rear, plumbed for washing machine and dishwasher, space for tumble dryer and fridge/freezer, boiler, there is also the option to install a downstairs WC.

**Staircase and Landing**  
Very large original wooden stained glass opaque window to the side which has been secondary glazed, original skirting boards, loft hatch with pull down ladder providing access to a spacious and boarded loft space, doors lead to the following rooms:

**Bedroom Two**  
13'08 x 12'02 to widest point  
UPVC double glazed window to the front, original skirting boards and picture rail, fully fitted wardrobes and drawers.

**Bedroom Four**  
9'06 x 9'05  
UPVC double glazed window to the front, original skirting boards and picture rail, radiator.

**Wet Room**  
7'0 x 5'09  
Contemporary three piece white suite comprising of: WC, vanity wash hand basin with high gloss cupboards underneath, walk in shower cubicle with mains plumbed shower, fully tiled walls and floor, wall mounted heated towel rail, wall mounted illuminated mirror, extractor fan, composite plastic ceiling covering with recessed spotlights.

**Bedroom One**  
14'03 x 12'10  
UPVC double glazed window to the rear, original skirting boards and picture rail, decorative fire surround with the opportunity to open up this space, radiator.

**Family Bathroom**  
11'02 x 7'0 to widest point  
Two UPVC double glazed opaque windows to the side, contemporary four piece white suite comprising of: WC, vanity wash hand basin with cupboards underneath, bath with hand held shower attachment, walk in shower cubicle with



waterfall shower and separate hand held shower attachment, wall mounted heated towel rail, tiled floor, part tiled walls, under floor heating, recessed spot lights, extractor fan.

**Bedroom Three**  
10'09 x 9'05  
UPVC double glazed window to the side, original skirting boards and fireplace, radiator, door leads to:

**Storage/Dressing Room**  
10'09 x 5'03 to widest point  
UPVC double glazed window to the side.

**Outside**  
The front garden is laid to lawn with shrub and planting borders with a secure gate leading to the rear garden.

The driveway has parking for up to two vehicles.

The substantially sized sunny rear garden has a large brick built out building which has could be converted into a summerhouse/office/gym/entertaining space. Development project with great potential.

The property also benefits from solar panels.

**Other Details**  
Tenure: Leasehold - remaining term 867 years  
Ground Rent: £3.63 every six months  
Council Tax Band: E (£2,810.61 per annum)  
Energy Performance Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	54	
England & Wales		EU Directive 2002/91/EC