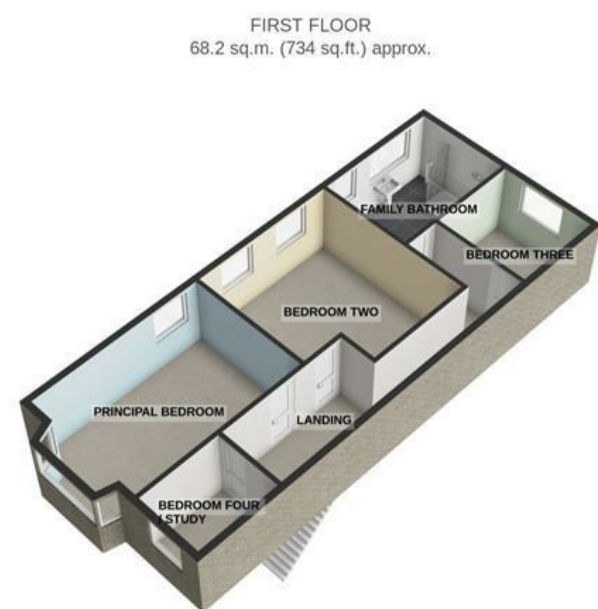
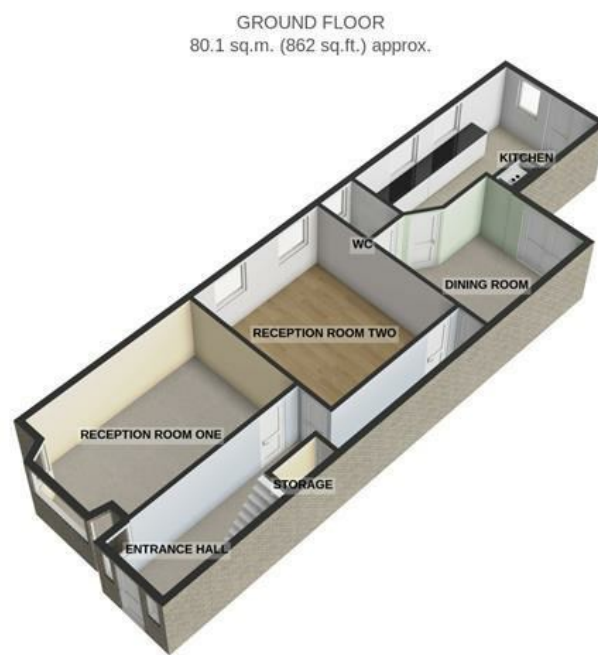




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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 £365,000

- DECEPTIVELY SPACIOUS FOUR BEDROOM FAMILY HOME BOASTING ORIGINAL FEATURES
- TWO RECEPTION ROOMS - DINING ROOM - DOWNSTAIRS WC - KITCHEN - FAMILY BATHROOM - LARGE REAR GARDEN
- LOCATED JUST A SHORT STROLL FROM THE SEAFRONT - LOCAL AMENITIES AND TRANSPORT LINKS
- OFF STREET PARKING FOR TWO VEHICLES





Entrance Hall
Accessed via a UPVC double-glazed door with opaque side panels, the entrance hall features original skirting, a radiator, and laminate flooring. Stairs lead to the first floor, with original doors to all main reception rooms and under-stair storage housing the consumer unit, gas, and electric meters.

Reception Room One
16'9 x 11'1
A bright and welcoming front-facing lounge with a UPVC double-glazed bay window, original floor, door, skirting, coving, and ceiling rose. A standout feature is the log-burning stove set on a slate hearth with a floating wooden mantle—ideal for cosy evenings.

Reception Room Two
14'2 x 13'3
A spacious second reception room with UPVC double-glazed side windows, original detailing including , door, floor, skirting and cornice, radiator, and a television point.

Dining Room
11'2 x 8'6
With UPVC French doors opening onto the rear garden, this formal dining space includes an original floor, door with glazed panel, skirting, and radiator—perfect for entertaining.

Downstairs WC
4'4 x 2'10
A convenient two-piece suite comprising of: WC and floating wash hand basin, vinyl flooring. UPVC double-glazed opaque side window.

Kitchen
18'4 x 10'2
A well-designed kitchen featuring a comprehensive range of wall and base units with laminate worktops, composite one-and-a-half bowl sink with drainer, free



standing four-ring gas cooker with extractor above, under unit slimline dishwasher, plumbed for a washing machine, space for a dryer, and fridge freezer. The kitchen also offers a small breakfast bar, vinyl flooring, recessed spotlights, and a cupboard housing the 'Glow-worm' boiler. UPVC double-glazed windows to the side and rear, and door providing garden access.

Stairs and Landing
A spacious landing area with radiator, loft access via hatch to the part boarded loft with ladder and lighting. Original doors lead to:

Principle Bedroom
15'3 x 11'12
A large double bedroom with UPVC double-glazed bay window to the front, additional side window, radiator, and original features.

Bedroom Two
13'3 x 12'7
Another generously sized double room with UPVC double-glazed windows to the side, fitted wardrobes, radiator, and original door and skirting.

Bedroom Three
8'11 x 7'11
Rear-facing bedroom with UPVC double-glazed window, radiator, and original skirting and door.

Family Bathroom
11'1 x 7'10
Three-piece white suite including a bath with overhead mains-fed shower and screen, pedestal wash hand basin, and WC. Fully tiled walls, wall mounted heated towel rail and traditional heated towel radiator, spotlights, vinyl flooring, and UPVC double-glazed opaque windows to the side.



Bedroom Four/Study
7'6 x 5'9
A versatile space ideal as a home office or single bedroom with front-facing UPVC double-glazed window, radiator, and original detailing.

Outside
Front Garden & Parking
Block-paved driveway providing off-street parking for two vehicles, bordered by mature planting and a well-established tree. Secure gated side provides access to the rear garden.

Rear Garden
A delightful rear garden with both paved and lawn areas, complemented by mature shrubs and planting borders. There is ample space for outdoor dining, as well as a garden shed for storage.

Other Details
Tenure: Leasehold
Years Remaining on the lease: 866
Ground Rent: £5.50 per annum
Council tax band (E £2,949.55 per annum)
Energy Rating: TBC



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		
England & Wales		EU Directive 2002/91/EC