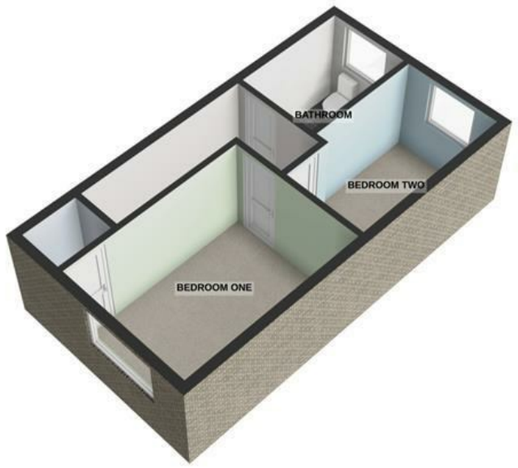
GROUND FLOOR
29.7 sq.m. (319 sq.ft.) approx.



FIRST FLOOR
28.0 sq.m. (302 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 © 2026

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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents
St. Annes 01253 711511



CALDER CLOSE, LYTHAM ST. ANNES FY8 3NH

ASKING PRICE £135,000

- WELL PRESENTED TWO BEDROOM MEWS HOUSE TUCKED AWAY IN A QUIET LOCATION WITH OPEN VIEWS AND SOUTH FACING GARDEN
- IDEAL FOR FIRST TIME BUYERS OR FOR BUY-TO-LET INVESTORS
- THE LOUNGE IS OPEN TO A MODERN KITCHEN - MODERN BATHROOM
- ALLOCATED PARKING - COMMUNAL GARDENS - NO ONWARD CHAIN

2 1 1 1 0






www.countyestateagentsltd.com









Entrance
UPVC entrance door with opaque glass panel leads into:

Porch
Space for hanging coats, further door leads into:

Lounge
15'7 x 12'6
UPVC double glazed floor to ceiling windows to front with secondary glazing, new electric heater, wall mounted remote controlled electric fire, stairs leading to first floor, door leads into:

Kitchen
12'6 x 7'7
UPVC door with glass panel leads out into the rear garden, double glazed window to rear, range of wall and base units with black laminate work surfaces, tiled to splash backs, integrated appliances include: stainless steel sink and drainer, new oven and grill with 4 ring electric hob and overhead illuminated extractor, plumbed for washing machine, space for under unit fridge and freezer, cupboard housing hot water cylinder.

First Floor Landing
Loft access, doors lead to the following rooms:

Bathroom
8' x 5'
UPVC double glazed opaque window to rear, three piece white suite comprising of: bath with overhead shower and glass screen, vanity wash hand basin and WC, extractor fan, recessed spotlights, tiled walls, wall mounted mirrored cabinet.

Bedroom Two
11'4 x 7'1
UPVC double glazed window to rear, new electric heater.

Bedroom One
11'10 x 9'3
UPVC double glazed window to front with secondary glazing, large storage cupboard with shelving, new electric heater.

Outside
The front garden is laid to lawn and the sunny south facing rear garden enjoys open views and has been laid to artificial lawn with composite decking. There is a rear gate for ease of access and an external water tap.

Other Details
Tenure - Leasehold - residue 999 years
Council Tax Band - B.
Energy Rating - E.
Maintenance Charge: £660.00 per annum this covers the site landscaping, maintenance and ground rent.

