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CARTMELL ROAD, LYTHAM ST. ANNES  
FY8 1DE

ASKING PRICE £350,000

- DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION WITH PLENTY OF ORIGINAL FEATURES WITHIN A STONES THROW OF THE BEACH
- FIVE BEDROOMS WITH EN-SUITE SHOWER ROOM TO THE SECOND BEDROOM - TWO BATHROOMS - TWO RECEPTION ROOMS - DINING ROOM/THIRD RECEPTION ROOM - DINING KITCHEN - UTILITY ROOM
- CLOSE TO ST ANNES SQUARE AND TRANSPORT LINKS WITH AKS SCHOOL A SHORT WALK AWAY
- SOUTH FACING REAR GARDEN - DRIVEWAY - EPC RATING: C - SOLAR PANELS

 5
  3
  2/3
  2
  0
 

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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#### Entrance

Entrance gained via composite door leading into;

#### Entrance Vestibule

Tiled floor, dado rail, coving, door which leads into;

#### Entrance Hallway

Large radiator, skirting boards, coving, under stair cupboard housing meters and fuse box which also provides storage space, stairs to the first floor landing and doors leading to the following rooms;

#### Reception Room One

19'4 x 13'4

Large UPVC double glazed walk in bay window to the front, two radiators, decorative wooden fireplace with marble backdrop and hearth housing living flame effect electric fire, television and telephone points, picture rail, skirting boards, ceiling rose, coving, set of wooden doors open up to;;

#### Reception Room Two/Office

11'8 x 9'8

UPVC double glazed opaque sash style window to the side, radiator, large fitted cupboard providing plentiful storage space, door leading to inbuilt cupboard providing further storage space, picture rail, skirting, coving, door leading into;

#### Downstairs Bathroom

8'1 x 6'2

Three piece vintage pink suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin and WC, part tiled walls, tiled floor, radiator, two wall mounted cabinets, UPVC double glazed opaque window to the side, large UPVC double glazed opaque window to the rear, picture rail, coving.

#### Dining Room

14'2 x 11'10

Large UPVC double glazed window to the side, two radiators, connection point for full fibre broadband, space for dining table and chairs, brick fireplace with tiled mantle piece and hearth, skirting boards.

#### Dining Kitchen

12'9 11'6

Good range of wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled to splash backs,



integrated appliances include; four ring gas hob with overhead illuminated extractor hood and electric double oven, plumbed for dish washer, space for fridge freezer, space for dining set, large UPVC double glazed window to the side, door leading into;

#### Utility Room

12'2 x 7'6

Plumbed for a washing machine, space for tumble dryer, wall mounted 'Worcester' boiler, laminate work surfaces, stainless steel sink and drainer with base units beneath, large UPVC double glazed window to the side, UPVC door with double glazed inserts leading out to the rear garden.

#### First Floor Landing

Spacious split level landing with loft hatch, skylight allowing natural light, radiator, large cupboards providing plentiful storage space one of which houses the hot water cylinder, doors leading to the following rooms;

#### Bedroom One

19'7 x 11'

Large UPVC double glazed walk in bay window to the front, two radiators, fitted wardrobes, skirting boards, coving, set of wooden doors open up to;

#### Bedroom Two

14'8 x 10'4

Large UPVC double glazed window to radiator, large fitted wardrobe, door leading into;

#### En-Suite Shower Room

6'3 x 5'2

Three piece white suite comprising of; overhead mains powered shower in curved cubicle, vanity wash hand basin and WC, tiled floor and walls, extractor vent, wall mounted heated towel rail.

#### Bedroom Five

12'7 x 6'11

UPVC double glazed window to the front, radiator, skirting boards, coving.

#### Bedroom Three

12'10 x 8'8

Large UPVC double glazed window to the side, radiator, fitted wardrobes with incorporated sage green circular basin and wall mounted mirror above, skirting boards.



#### Bathroom

11'8 x 8'10

Four piece white suite comprising of; mains powered shower in curved cubicle, bath, vanity wash hand basin and WC, wall mounted mirror with light and shaving point above, wall mounted heated towel rail, part tiled walls, tiled floor, recessed spotlights, two sets of UPVC double glazed opaque windows to the side.

#### Bedroom Four

12'2 x 7'5

UPVC double glazed window to the side, radiator, skirting boards, coving.

#### Outside

The front garden is laid to lawn bordered by shrubs/bushes with a tarmacked driveway allowing parking space for multiple cars, wooden gate to the side providing access to rear garden. the rear garden is laid to lawn bordered by plants and shrubs, two brick built outbuilding which provide plentiful storage space, raised tiled section to the rear of the garden ideal for placing plants or garden furniture. To the side is a large tarmacked area for ease of maintenance.

#### Other Details

Tenure: Leasehold

Number of years left on the lease: 874

Ground Rent: £4.27 paid every 6 months.

Council Tax Band: E

\* The solar panels were fitted in 2011 and the property owners are receiving the highest rate fallback payments which are guaranteed for another 11 years \*



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		
	75	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	