



ESTATE AGENTS • VALUER • AUCTIONEERS



## 26 Cartmell Road, Lytham St. Annes

- Superb Detached Family House
- Reception Hallway
- Three Reception Rooms
- Modern Breakfast Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Garage & Off Road Parking
- Enclosed Rear Garden
- Close to the Beach

**£450,000**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



## 26 Cartmell Road, Lytham St. Annes

### GROUND FLOOR

#### PORCH ENTRANCE

2.21m x 1.73m (7'3 x 5'8)

Approached through a uPVC leaded double glazed outer door and matching side double glazed leaded windows. Obscure glazed door opens to:

#### ENTRANCE HALL

4.62m x 3.18m (15'2 x 10'5)

Side obscure leaded double glazed picture window. Panel radiator. Turned staircase leads off. Wired for wall lights. Stripped pine doors to ground floor rooms. Under stair cloaks/store meter cupboard.



#### LOUNGE

5.54m into bay x 4.62m (18'2 into bay x 15'2)

Most impressive principal reception room. Leaded double glazed bay window overlooks the front garden. Fitted vertical blinds. Two side obscure double glazed windows give further light. Central arched chimney breast. Two double panel radiators.



#### FAMILY SNUG

3.76m x 3.48m (12'4 x 11'5)

Very useful second reception room. Matching wooden floor. Obscure double glazed deep window. Double panel radiator. Original leaded glass fronted storage cupboard with open shelving and further store beneath. Corner pine fronted cupboards. Ceiling Delph rack.



#### DINING-KITCHEN

6.50m x 4.62m (21'4 x 15'2)

Spacious extremely well planned and recently fitted family dining kitchen. Extensive range of wall and floor mounted cupboards and drawers. Granite topped working surfaces. Matching granite topped island breakfast bar with drawer units beneath. One & a half bowl stainless steel inset sink unit with molded granite draining board and chrome mixer tap. Built in appliances comprise: Neff automatic electric oven with matching combination microwave oven above. Four ring ceramic hob with illuminated extractor canopy above. Integrated Baumatic dishwasher. Housing for American style fridge and freezer. Ceramic floor tiles. Ceiling halogen downlights. Two panel radiators. Obscure double glazed outer windows. Wall mounted panel radiator. Doors lead to the main hall and family snug. External door leading to the side driveway. Inner door leads to the inner hall and laundry room. Large square arch gives access to:



#### DINING/SUN LOUNGE

3.66m x 3.12m (12' x 10'3)

With double glazed windows with attractive upper leaded lights. Central double opening doors overlook and give access to the rear walled garden. Double panel radiator. Pitched ceiling.



#### INNER HALL

2.49m x 1.27m (8'2 x 4'2)

With wooden, porcelain tiled effect floor. Panel radiator set behind a decorative screen. Obscure single glazed inner window gives further light. Front door opens to a useful original pantry store cupboard (5'6 x 5'1) with over head light and high level shelving. Access to loft.

#### ADJOINING CLOAKS/WC

1.63m x 0.79m (5'4 x 2'7)

With two piece suite comprising: high flush WC. Fixture wash hand basin with splash back tiling. Useful overhead store cupboard and light.

#### REAR UTILITY PORCH

2.95m x 2.31m (9'8 x 7'7)

Range of wall and floor mounted cupboards and drawers. Turned laminate working services. Inset one & half bowl single drainer stainless steel sink unit with chrome mixer tap. Plumbing facilities for automatic washing machine. Double glazed window overlooks the rear garden. Adjoining matching double glazed outer door. Double panel radiator. Part pitched ceiling.

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## FIRST FLOOR

Approached from the previously described turned central staircase leading to:

### LANDING

4.06m plus reveal x 3.10m (13'4 plus reveal x 10'2)

(max 'L' shape measurements) Original spindled balustrade. Glazed ornate roof light. Panel radiator. Matching stripped panel doors to all rooms. Useful walk in store cupboard (4'3 x 3') with a double glazed obscure outer window. Panel radiator.

### MASTER BEDROOM SUITE

5.31m into bay x 4.65m (17'5 into bay x 15'3)

Superb principal double bedroom. Leaded double glazed stone dressed bay window overlooks the front garden. Discreet side views look towards the beach and foreshore. The bedroom has a range of fitted wardrobes on one wall with open shelving and further side cupboards and shelving. Two double panel radiators.



### EN SUITE SHOWER ROOM/WC

2.44m into shower x 1.96m (8' into shower x 6'5)

Modern three piece suite comprises: Walk in wet room/shower with over head and separate hand showers. fixed glazed screen. Vanity wash hand basin with chrome mixer tap and drawer units beneath. The suite is completed by a semi concealed low level WC. Wall mounted chrome heated ladder towel rail. Obscure double glazed outer window. Fixture store cupboard.



### BEDROOM TWO

4.42m x 3.48m (14'6 x 11'5)

Second well proportioned and appointed double bedroom. Double glazed window overlooks the rear garden. Double panel radiator. Original cast iron fire surround has been retained.



### BEDROOM THREE

4.39m x 2.97m (14'5 x 9'9)

Good sized third double bedroom. Double glazed window has views of the walled rear garden. Panel radiator. Original cast iron fire surround. Adjoining fixture cupboards. Panel radiator. .



### BEDROOM FOUR

3.66m x 2.79m (12' x 9'2)

Deceptive fourth bedroom with double glazed window overlooking the side elevation. Panel radiator.



### BATHROOM/WC

2.49m x 2.26m (8'2 x 7'5)

(max 'L' shape measurements) Ceramic tiled walls. Three piece white suite comprises: paneled bath with a Mira electric shower and pivoting screen. Pedestal wash hand basin. The suite is completed by a low level WC. Mirror fronted sliding door store cupboard contains a Worcester combi (4 yrs old) gas central heating boiler. Chrome heated ladder towel rail. Obscure double glazed outer window. Access to loft.

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## OUTSIDE

To the front of the property the garden has been laid for ease of maintenance and offers excellent parking for three/four cars and the gate posts have been widened to 15'4. Corner and side shrub and flower borders. External lights and garden tap. The asphalted driveway leads down the side of the house through centre security gates and approaches the garage.

To the immediate rear there is a walled enclosed FAMILY garden laid to lawn with wide paved pathways and patios and having external lighting and garden tap. Due to it's position the garden enjoys a sunny aspect.



## ATTACHED BRICK GARAGE

5.26m x 2.46m (17'3 x 8'1)

Approached through an up & over door and rear uPVC outer door and side double glazed panel window. Power and light supplies.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band F



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## LOCATION

This extremely attractive modernised detached family home is situated in a very convenient location being within 200 yards to the beach and foreshore and being within a short walking distance to AKS senior and primary schools and having local shopping facilities on Alexandria Drive and being within approx 1 mile to the centre of St Annes Square with it's comprehensive wide shopping facilities. There are transport services running along Clifton Drive South to both St Annes and Lytham centres. Internal inspection is strongly recommended.

## PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared Sept 2019



GROUND FLOOR  
APPROX. FLOOR  
AREA 1203 SQ. FT.  
(110.1 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 855 SQ. FT.  
(79.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 2148 SQ. FT. (199.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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