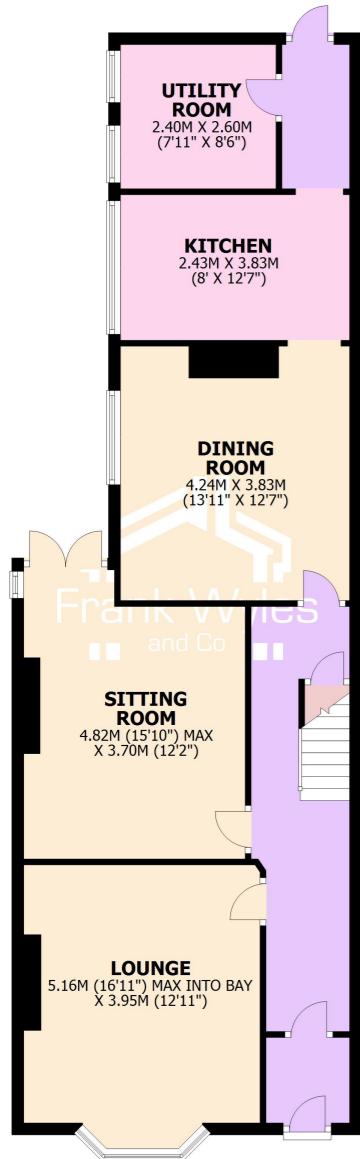
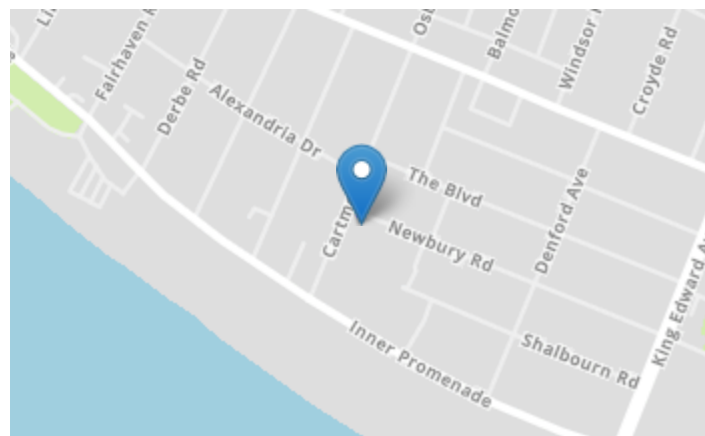
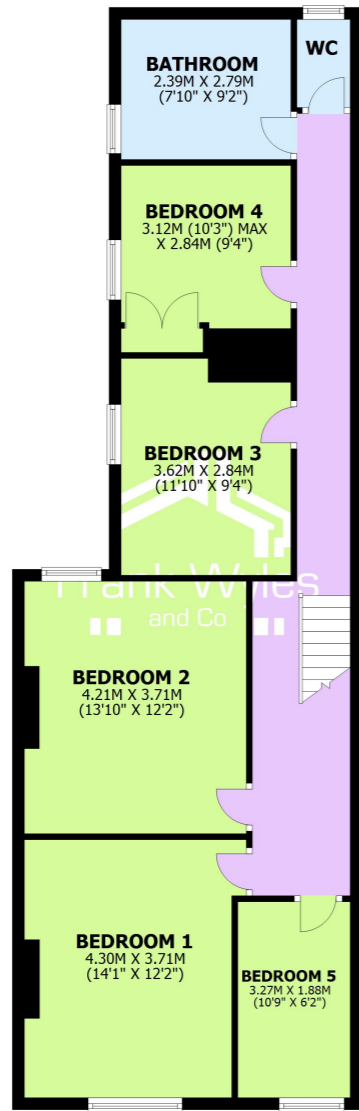


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 to 100) A	71
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	

GROUND FLOOR
APPROX. 84.0 SQ. METRES (903.9 SQ. FEET)



FIRST FLOOR
APPROX. 82.7 SQ. METRES (890.5 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY
01253 731 222
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56 Cartmell Road,
Lytham St Annes, Lancashire, FY8 1DF



- Halls Adjoining Semi Detached Family Home
- Just a short stroll to The Square & Sea Front
- Presented to a Very High Standard
- 3 Receptions
- 5 Bedrooms
- Garden Room
- Early Viewing Highly Recommended

£435,000

Freehold
Energy Efficiency Rating: D



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



56 Cartmell Road, Lytham St Annes, Lancashire, FY8 1DF £435,000

A Must See! This spacious halls adjoining semi detached family home is in a very desirable location, being just a short walk from the sea front, AKS School, local shops and services. The generous accommodation which retains many original features comprises three reception rooms, a modern fitted kitchen, a utility / wc, five bedrooms, a family bathroom and separate wc. Outside there is off street parking and low maintenance gardens with a garden room. Early Viewing Is Highly Recommended!

Tenure: Freehold

Council Tax: Band E



Ground Floor

Porch

Tiled flooring, door to:

Entrance Hall

Radiator, stairs to first floor with storage cupboard under, door to:

Lounge 5.16m (16'11") max into bay x 3.95m (12'11")

Double glazed bay window to front, radiator, TV point, picture rail, four wall light points, decorative coving to ceiling, fireplace with wooden surround and tiled inset and hearth.

Sitting Room 4.82m (15'10") max x 3.70m (12'2")

Double glazed window to side, radiator, TV point, decorative coving to ceiling, coal effect gas fire with wooden surround, double doors to rear garden.

Dining Room 4.24m (13'11") x 3.83m (12'7")

Sash window to side, radiator, fireplace with wooden surround and tiled hearth, doorway to:

Kitchen 3.83m (12'7") x 2.43m (8')

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in Neff oven, built-in Neff induction hob with extractor hood over, built-in Neff combi oven, double glazed window to side, radiator, doorway to:

Hallway

Door to rear garden, door to:

Utility Room / Wc 2.60m (8'6") x 2.40m (7'11")

Fitted with a matching range of units with worktop space, plumbing for washing machine, space for fridge, freezer and tumble dryer, two obscure double glazed windows to side, tiled flooring, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and WC, wall mounted boiler.

First Floor

Landing

Radiator, door to:

Bedroom 1 4.30m (14'1") x 3.71m (12'2")

Double glazed window to front, radiator, picture rail.

Bedroom 2 4.21m (13'10") x 3.71m (12'2")

Double glazed window to rear, radiator, picture rail, feature fireplace.

Bedroom 3 3.62m (11'10") x 2.84m (9'4")

Double glazed window to side, radiator, picture rail, feature fireplace.

Bedroom 4 3.12m (10'3") max x 2.84m (9'4")

Double glazed window to side, built-in double wardrobe, radiator.

Bedroom 5 3.27m (10'9") x 1.88m (6'2")

Double glazed window to front, built-in wardrobe, radiator

Bathroom 2.79m (9'2") x 2.39m (7'10")

Fitted with three suite comprising roll top bath, pedestal wash hand basin and shower enclosure with fitted shower, heated towel rail, extractor fan, opaque double glazed window to side, radiator.

WC

Opaque double glazed window to rear, WC.

External

Off street parking to the front of the property. Enclosed low maintenance rear garden with artificial lawn, modern summerhouse.

