



36 Cavendish Road, Lytham St. Annes

Lytham St. Annes

Offers Over **£340,000**

36 Cavendish Road

Lytham St. Annes

This beautifully presented four bedroom semi detached residence is superbly situated in the highly sought after town of St Annes on Sea, offering an outstanding blend of period charm and modern convenience. The property welcomes you with an inviting entrance vestibule and spacious hallway, setting the tone for the generous accommodation that follows. The ground floor features a bright and elegant lounge, a versatile living room, a stylish ground floor shower room, a formal dining room ideal for entertaining, and a well appointed fitted kitchen that is both practical and contemporary. Upstairs, the landing leads to three well proportioned bedrooms (two of which are generous doubles), a separate WC, and a family bathroom, thoughtfully arranged for comfort and privacy. The hallway continues to the converted loft, where you will find a superb fourth bedroom complete with its own walk in wardrobe, offering a private retreat or an ideal space for guests or older children. This home has been meticulously maintained, with the loft conversion completed in 2000, the garage reroofed in 2022, and new consumer units scheduled to be fitted, ensuring peace of mind for the future owner. The garage is currently utilised as a utility area and workshop, adding further flexibility to the accommodation. Storage is plentiful throughout the property, catering to the needs of a busy family lifestyle. The property is positioned on a quiet road, providing a tranquil setting while being within close proximity to the golden sands of St Annes Beach, the vibrant St Annes Square, excellent local transport links, reputable schools, and a wide range of amenities. Additional features include a driveway with capacity for two vehicles, a car port, that has a pit for car enthusiasts, that also accommodates two vehicles, and the benefit of being sold with no onward chain, making this an exceptional opportunity for a discerning buyer seeking a premium family home in one of the area's most desirable locations. This residence truly combines space, style, and practicality, making it the perfect choice for those looking to enjoy all that St Annes on Sea has to offer. Early viewing is highly recommended to fully appreciate the quality and versatility of this delightful home

Council Tax band: D

Tenure: Freehold

- Semi Detached Residence in the Sought After Town of St Annes on Sea





Entrance Vestibule
2' 0" x 7' 6" (0.62m x 2.29m)

Hallway
13' 5" x 7' 5" (4.10m x 2.25m)

Lounge
15' 2" x 13' 0" (4.63m x 3.95m)

Living Room
19' 6" x 12' 5" (5.94m x 3.78m)

Ground Floor Shower Room
4' 10" x 5' 8" (1.47m x 1.73m)

Dining Room
10' 0" x 9' 11" (3.06m x 3.02m)

Kitchen
9' 8" x 9' 9" (2.95m x 2.97m)

Landing
11' 9" x 2' 10" (3.59m x 0.87m)

Bedroom 1
11' 5" x 15' 8" (3.49m x 4.77m)

Bedroom 2
15' 5" x 10' 8" (4.70m x 3.24m)

Bedroom 3
8' 8" x 7' 5" (2.63m x 2.26m)

WC
4' 1" x 6' 6" (1.25m x 1.98m)

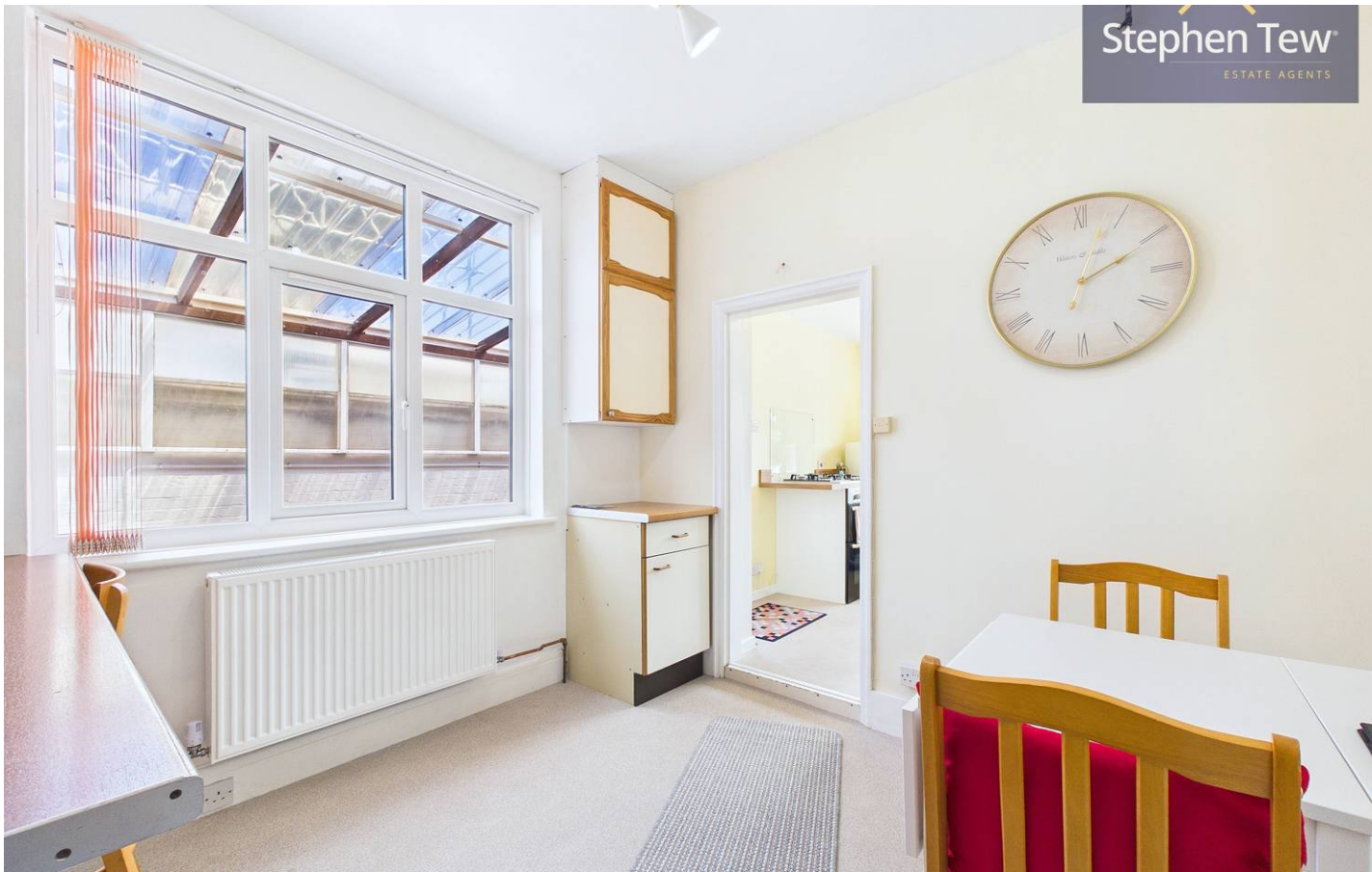
Bathroom
5' 10" x 9' 10" (1.79m x 2.99m)

Hallway
3' 4" x 4' 5" (1.02m x 1.34m)

Loft
11' 4" x 17' 2" (3.46m x 5.22m)

Bedroom 4





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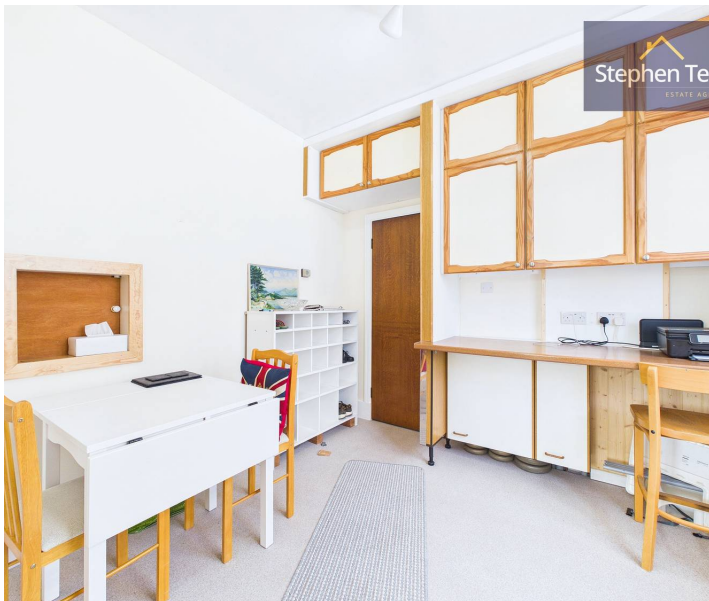
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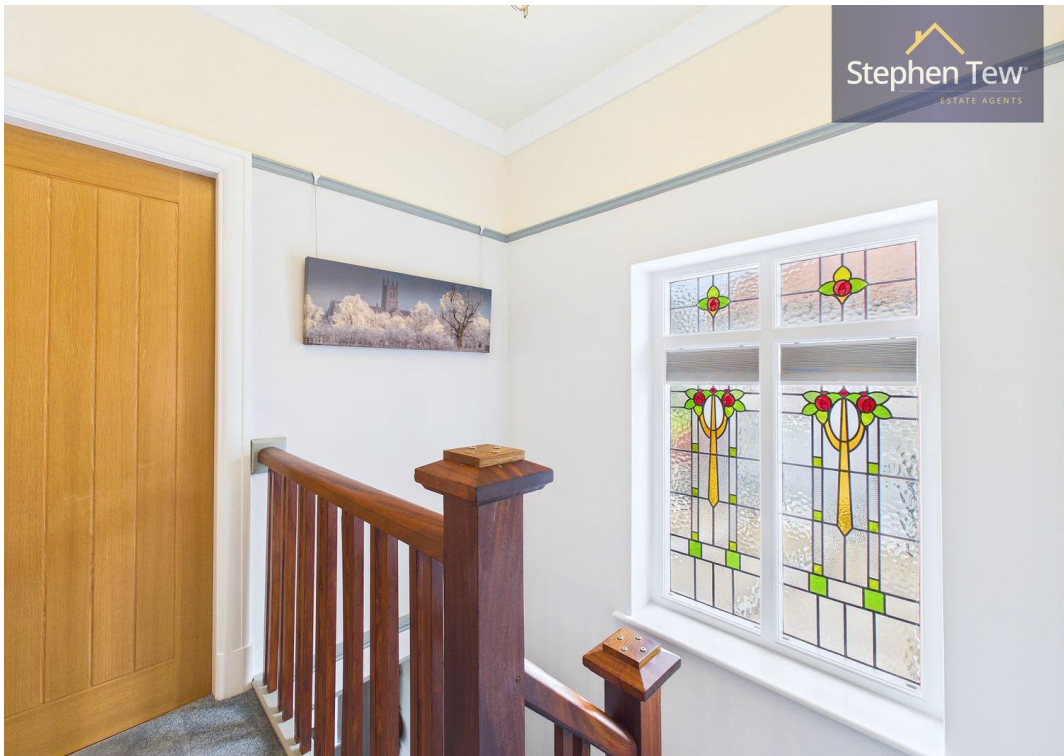
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REAR GARDEN

DRIVEWAY

2 Parking Spaces

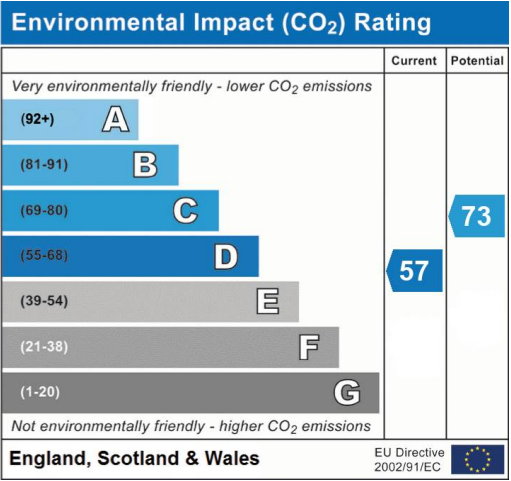
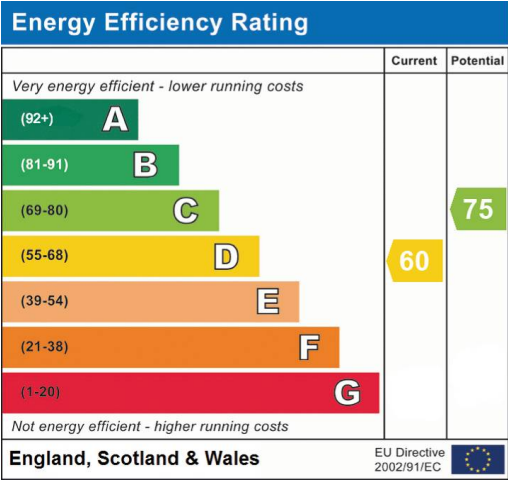
CAR PORT

2 Parking Spaces

GARAGE

Single Garage







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

