



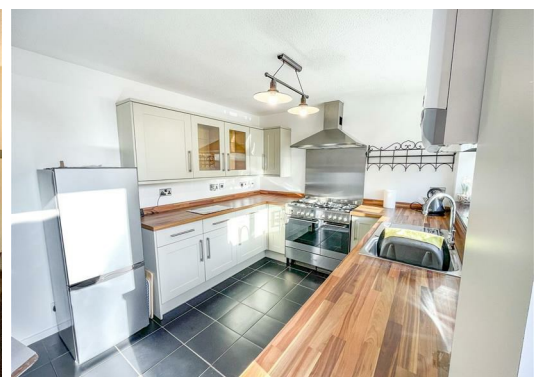
4 Badgers Walk West, Lytham St. Annes, FY8 4EE

Offers in excess of £175,000

Located on Badgers Walk West, Lytham St. Annes, this mid-terrace house presents a lounge with plenty of character and a well appointed kitchen. To the first floor are two good sized bedrooms and a house bathroom. To the outside is a low maintenance and secure garden and allocated parking area.

Lytham St. Annes is renowned for its picturesque surroundings and vibrant community, offering coastal charm, this home is set within one of Lytham's finest and most sought after locations and enjoys beautiful views over Park View playing fields. The property sits within short walking distance of all the town's fabulous shops, pubs and restaurants as well as being just a stones throw from all it's superb schools.

Call us today to book a viewing.



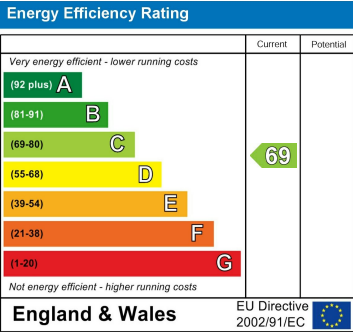
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

957 years remaining on the lease
Ground rent: £150 per annum
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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