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## 45 Badgers Walk East, Lytham

- Superbly Presented South Facing Mews House
- Within Easy Reach of Lytham Centre
- Entrance Porch & Adjoining Store
- Lounge & Open Plan Fitted Kitchen
- Double Bedroom & Bathroom/WC
- Off Road Parking Space
- Double Glazing & Electric Heating
- Furniture Available by Separate Negotiation
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating E

**£149,950**

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



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



## 45 Badgers Walk East, Lytham

### GROUND FLOOR

External security light.

### PORCH ENTRANCE

1.35m x 1.12m (4'5 x 3'8)

Approached through a UPVC outer door with an inset obscure double glazed panel. Matching obscure UPVC double glazed window to the side. Inner door with double glazed stained glass panel leads to:

### LOUNGE

4.01m x 2.82m (13'2 x 9'3)

Superbly appointed open plan reception room. UPVC double glazed window with two side opening lights and having security locks overlooks the front south facing elevation. Fitted window blinds. Additional UPVC opening double glazed window to the side elevation with matching blinds. Corniced ceiling. The room has been carpeted but has laminate wood effect flooring beneath still with electric underfloor heating. Wall mounted Airmaster electric slimline heater with integral programmer control. Telephone and television aerial points. Deep under stair cloaks store cupboard with laminate wood effect flooring, power and light supplies connected. Turned staircase with side handrail leads to the first floor.



### OPEN PLAN KITCHEN

2.46m x 2.08m (8'1 x 6'10)

Modern Kitchen being open plan to the adjoining Lounge. UPVC double glazed window to the side elevation with opening light having a security lock. Fitted window blinds. Good range of eye and low level cupboards and drawers. Wide cutlery drawer and two large pan drawers. Smeg stainless steel single drainer sink unit with centre mixer tap set in wood effect work surfaces. Built in appliances comprise: Neff four ring induction hob with illuminated extractor canopy over. AEG electric eye level double oven and grill. Plumbing for an automatic washing machine. Plumbing and space for a slimline dishwasher. Space for a fridge. Laminate wood effect flooring with electric underfloor heating.



### FIRST FLOOR LANDING

Approached from the previously described staircase with white balustrade. Built in store/cloaks cupboard. White panelled doors lead off.

### DOUBLE BEDROOM

4.01m x 2.51m (13'2 x 8'3)

Tastefully presented South facing double bedroom. UPVC



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double glazed window with two side opening lights and having security locks. Fitted window blinds. Airmaster slimline wall mounted electric heater with an integral programmer control.



## BATHROOM/WC

2.59m x 2.13m (8'6 x 7')

Three piece white suite comprises: White wood panelled bath with a Mira Go electric shower over and pivoting glazed shower screen. Pedestal wash hand basin with centre mixer tap. The suite is completed by a low level WC. Part ceramic tiled walls. UPVC obscure double glazed window with a side opening light. Wall mounted electrically heated ladder towel rail. Airing cupboard contains an insulated hot water cylinder and open shelving for linen storage space. Loft access. Inset ceiling spot lights. Wood effect laminate flooring.



## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

## ELECTRIC HEATING

As previously described the property has electric heating from two Airmaster slimline panel heaters in the Lounge and Bedroom. Together with a electric heated ladder towel rail in the Bathroom. Electric underfloor heating is also fitted in the Lounge and Kitchen if required.

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast full fibre broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £40. Council Tax Band B

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £38 per month is currently levied. Buildings Insurance is also payable at approximately £120 per annum. We understand from the vendor that the fence panels are due to be replaced during the next year and the costs for this have been covered within the current management costs.

## OUTSIDE

To the front of the property there is a communal lawned garden area and the parking spaces. We understand this property has the centre space.

## NOTES

We understand pets and lettings are allowed (not AirBnB). The furniture is available by separate negotiation if a purchaser was interested.

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## LOCATION

This superbly presented South facing end mews property is situated in a popular location on a small development known as Badgers Walk. Just a short walk from Lytham centre with it's tree lined shops and amenities together with excellent transport services including Lytham train station. An internal inspection is strongly advised. The furniture is available by separate negotiation and makes an ideal property for investors, first time buyers or purchasers looking for a 2nd home.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## Consumer Protection from Unfair Trading Regulation



6 Park Street, Lytham, Lancashire, FY8 5LU

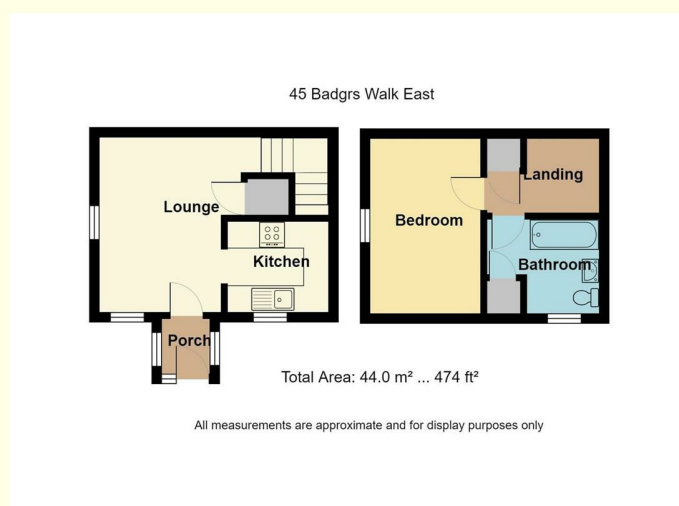
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John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included 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 January 2024



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		83	
		47	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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