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4 Badgers Walk West, Lytham

- Delightful Mid Mews House
- Yards from the Centre of Lytham
- Lounge
- Breakfast Kitchen
- Two Double Bedrooms
- Bathroom/WC
- South Facing Rear Patio Garden & Driveway
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating B

£185,000

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



www.johnardern.com



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GROUND FLOOR

LOUNGE

4.83m x 3.91m (15'10 x 12'10)

Good sized reception approached through a modern composite outer door. A UPVC double glazed window enjoys a delightful outlook over the front lawned area with Liggard Brook beyond. Two side opening lights and fitted window blinds. Single panel radiator. Feature beamed ceiling with an overhead light and two wall lights. Wood effect laminate flooring. Television aerial point. Wall mounted recessed gas coal effect living flame fire. Turned staircase leads off to the first floor with a side hand rail. Part obscure glazed door leads to the Kitchen.

BREAKFAST KITCHEN

3.91m x 2.92m plus reveal (12'10 x 9'7 plus reveal)

UPVC double glazed window overlooks the south facing rear patio garden. Two side opening lights. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit. Lamona stainless steel single drainer sink unit with a centre mixer tap. Set in working surfaces with matching splash back. Delonghi cooking range with five ring gas burners and an electric double oven and grill below. Brushed chrome splash back and an illuminated extractor canopy above. Space for a fridge/freezer. Plumbing for a washing machine. Tiled floor. Single panel radiator. Wall mounted Baxi gas central heating boiler (approx 7 years old). Telephone point. Useful deep built in under stair cloaks/store cupboard. UPVC outer door with an inset obscure double glazed decorative panel leads to the rear garden and driveway.

FIRST FLOOR LANDING

L shaped landing area approached from the previously described staircase. Built in linen store cupboard. Access to the loft via a pull down ladder. The loft is boarded for storage space, houses the water tank and has a light. Pine panelled doors leading off.

BEDROOM ONE

3.99m x 2.95m (13'1 x 9'8)

Full width double bedroom. UPVC double glazed window overlooks the front of the property with two side opening lights. Single panel radiator.

BEDROOM TWO

3.99m x 2.79m (13'1 x 9'2)

Second full width double bedroom. UPVC double glazed window overlooks the south facing rear aspect. Side opening light and window blinds. Single panel radiator. Wood effect flooring. Dado rails. Built in wardrobe with hanging rail.

BATHROOM/WC

2.03m x 1.65m (6'8 x 5'5)

Approached through a decorative part obscure glazed door from the Landing. Three piece modern white suite comprises: Panelled bath with an Essentials electric over bath shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Overhead light and ceiling extractor fan. Single panel radiator.

OUTSIDE

To the front of the property there are open plan communal lawned gardens which are maintained by the Management Company. With a pathway leading to the front private entrance.

To the immediate rear of the property is a private enclosed patio style garden enjoying a sunny south facing aspect. The garden is laid for ease of maintenance with a stone flagged patio area and adjoining stone chipped area. Outside lighting and garden tap. A timber gate leads to the stone flagged driveway providing an off road parking space. Side bin store area and a mature Cherry blossom tree.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi boiler in the Kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING

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

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 £25. Council Tax Band C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £150 per annum is currently levied.

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This delightful South facing mews property is situated in a

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popular location on a small development known as Badgers Walk. Just a very 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 to view the accommodation, being an ideal property for investors, first time buyers or purchasers looking for a 2nd home. No onward chain.

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, rightmove.com, onthemarket.com,
Email Address: 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.

Consumer Protection from Unfair Trading Regulation

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 2025

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