



ESTATE AGENTS • VALUER • AUCTIONEERS



33 Badgers Walk East, Lytham

- Modern Mid Mews House
- Within Walking Distance to Lytham Town Centre
- Lounge with Dining Area
- Fitted Breakfast Kitchen
- Two Double Bedrooms
- Shower Room/WC
- Delightful South Facing Patio Garden & Parking Space
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating C

£189,950

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



www.johnardern.com



33 Badgers Walk East, Lytham

GROUND FLOOR

FRONT ENTRANCE

To the front of the property there is a small communal lawned garden, maintained by the Management Company with asphalt communal pathways bordered by mature shrubs and trees with Liggard Brook beyond.

LOUNGE WITH DINING AREA

4.62m x 3.89m (15'2 x 12'9)

Spacious principal reception room approached through a UPVC outer door with an inset obscure double glazed panel. UPVC double glazed oriel bay window with a central opening light overlooks the front garden with attractive mature woodland beyond. Deep display sill. The focal point of the room is a fireplace with display surround and raised hearth with matching inset supporting a gas coal effect living flame fire. Corniced ceiling with a fitted centre light and two wall lights. Television aerial socket. Double panel radiator. Telephone point. Concealed turned staircase leads off to the first floor with side hand rails. Obscure glazed door leads to the adjoining Kitchen.



BREAKFAST KITCHEN

3.89m x 2.97m plus reveal (12'9 x 9'9 plus reveal)

UPVC double glazed window overlooks the south facing rear patio garden with a side opening light. Adjoining UPVC outer door with inset obscure double glazed panels gives direct access to the rear garden and parking space. Range of eye and low level fitted cupboards and drawers. Single drainer sink unit with centre mixer taps set in laminate wood effect working surfaces with splash back tiling. Built in appliances comprise: Creda four ring electric ceramic hob with an illuminated extractor canopy above. Hotpoint electric oven below. Plumbing for a washing machine. Space for a fridge/freezer. Ceramic tiled floor. Double panel radiator. Wall mounted Glowworm combi gas central heating boiler. Useful understair cloaks/store cupboard with a matching tiled floor.



FRIST FLOOR LANDING

2.59m x 1.75m max (8'6 x 5'9 max)

(max L shaped measurements) Central landing approached from the previously described staircase. Access to loft. Good sized built in linen store cupboard with pine shelving. White panelled doors lead off.

BEDROOM ONE

3.38m plus wardrobes x 2.97m (11'1 plus wardrobes x 9'9)

Principal fitted double bedroom. UPVC double glazed window enjoys the outlook to the front aspect with the mature trees and shrubs bordering 'Liggard Brook'. Central opening light. Television aerial point. Single panel radiator. Range of matching fitted bedroom furniture comprises: Bank of three fitted double wardrobes to one wall with storage above. Kneehole dressing table with drawers to the side. Fitted double headboard with matching bedside drawer units.

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BEDROOM TWO

3.91m x 2.82m (12'10 x 9'3)

Second attractive double bedroom. UPVC double glazed window with a central opening light overlooks the SOUTH FACING rear garden. Single panel radiator. Television aerial point. Two fitted single wardrobes with Louvre doors, a central knee-hole dressing table with wall mirror and further storage above. Additional built-in cupboard with shelving.



SHOWER ROOM/WC

2.01m x 1.65m (6'7 x 5'5)

Three-piece modern white suite comprises: Step-in shower cubicle with a pivoting glazed door and a Triton T80 electric shower. Pedestal wash hand basin with a centre mixer tap and glass display shelf. Low level WC. Part tiled walls. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.



OUTSIDE

To the immediate rear there is a delightful patio style garden with a conifer border, stone flagged sun terrace and stone chipped area with a further number of mature shrubs and climbing plants. External gas and electric meters. Wall light. Central low picket fence separating the patio and the front stone flagged driveway providing good off-road parking for one car and having ample side space for bin storage. As previously described the rear garden enjoys a sunny SOUTH FACING aspect and is generally used as the main entrance to the property.



OUTSIDE



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas-fired central heating from a Glowworm combi boiler serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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

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MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £125 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

A delightful two bedroomed mid mews property situated in a popular location, on a small development known as Badgers Walk. Being within walking distance from Lytham centre with it's tree lined shops and amenities together with excellent transport services nearby with bus routes on Mythop Road into Lytham St Annes and Preston. With its attractive sunny south facing patio garden and driveway for off road parking, 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 May 2025

33, Badgers Walk East, Lytham St Annes, FY8 4BS



Total Area: 68.3 m² ... 735 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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