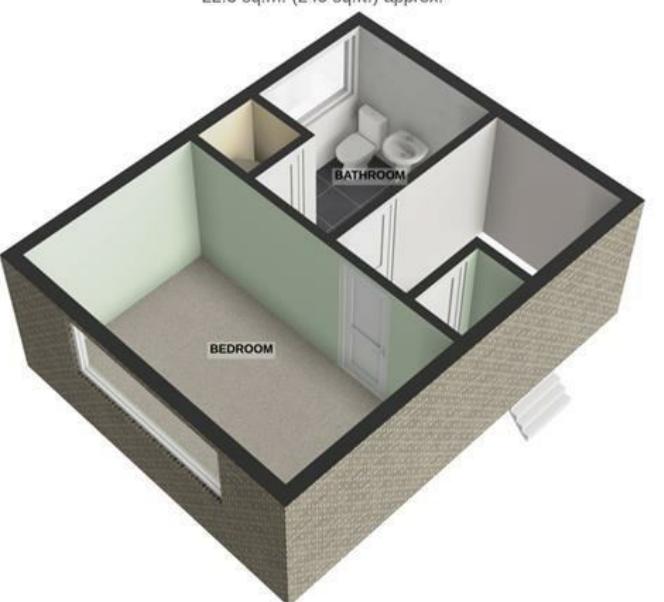




FIRST FLOOR  
22.3 sq.m. (240 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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**BADGERS WALK EAST, LYTHAM ST. ANNES  
FY8 4BS**

**ASKING PRICE £144,500**

- IMMACULATED PRESENTED MEWS HOUSE IN SOUGHT AFTER QUIET RESIDENTIAL LOCATION - NO CHAIN INVOLVED
- ONE DOUBLE BEDROOM - FITTED KITCHEN - THREE PIECE BATHROOM - OPEN PLAN KITCHEN AND LOUNGE
- WITHIN A STONES THROW OF LYTHAM GREEN, LYTHAM TOWN CENTRE, LOCAL SHOPS, TRANSPORT LINKS, BARS AND RESTAURANTS - ALSO SITUATED ADJACENT TO BOOTH'S SUPERMARKET
- OFF ROAD PARKING SPACE - COMMUNAL GARDEN - EXTERNAL STORAGE CUPBOARD - EPC RATING: C



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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### Entrance

To the side of the property there is a partially brick built porch, entrance is gained via a UPVC door with double glazed opaque inserts which leads into;

### Open Plan Kitchen and Lounge

17'8 x 13'2

UPVC double glazed window to the front, stairs leading to the first floor, television and telephone points, two wall mounted storage heaters, two sets of UPVC double glazed windows to the side, large UPVC double glazed window to the front, door leads to under stair cupboard providing an abundance of storage space, the lounge opens up to the kitchen.

Range of wall and base units, laminate work surfaces, one and half stainless steel bowl sink and drainer, space for hob, oven and fridge freezer, plumbed for a washing machine, tile effect vinyl flooring.

### First Floor Landing

Large cupboard providing plentiful storage space, doors to the following rooms;

### Bedroom

8'3 x 13'2

Large UPVC double glazed window to the front, wall mounted electric heater.

### Bathroom

8'7 x 7'

Three piece with suite comprising of; bath with overhead electric shower, pedestal wash hand basin and WC, part tiled walls, grey wood effect vinyl flooring, wall mounted electric heater, door leading to cupboard housing the hot water cylinder which also provides storage space, UPVC double glazed opaque window to the side.

### Outside

There is a off road parking space, external storage

cupboard and a south facing communal lawned garden to the front.

### Other Details

Tenure: Leasehold

Number of years remaining: approximately 958

Ground Rent: £40.00 per annum

Maintenance Charge: £120.00 per annum (includes buildings insurance, communal upkeep and repairs)

Council Tax Band B (£1,864.37 per annum)

Energy Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		69
(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