



ESTATE AGENTS • VALUER • AUCTIONEERS



45 Badgers Walk East, Lytham

- Modern South Facing Mews House
- Super Location
- Modern Refurbished Fitted Kitchen
- Double Bedroom & Bathroom/WC
- Allocated Parking Space
- Low Energy Costs
- Short Walk to Regular Bus Service
- Nearby Shopping Facilities
- Town Centre Train Station
- No Onward Chain

£145,000

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



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GROUND FLOOR

External security light

PORCH ENTRANCE

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

Approached through a UPVC double glazed outer door with inset double glazed panel. Matching UPVC window. Tiled floor. 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 windows with opening lights having security locks overlooks the front south facing elevation. Chalk white wooden venetian blinds. Corniced ceiling. Laminate wood effect flooring. Electric underfloor heating. Wall mounted electric panel heater. Telephone and television aerial points. Deep under stair cloaks store cupboard with matching flooring, power and light supplies connected. Turned staircase with side handrail leads to the first floor.



OPEN PLAN KITCHEN

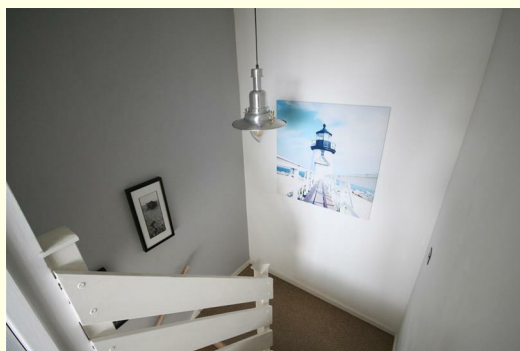
2.46m x 2.08m (8'1 x 6'10)

Fully refurbished and remodelled kitchen being open plan to the lounge. UPVC double glazed window to the side elevation with opening light having a security lock. Chalk white venetian blinds. Good range of eye and low level cupboards and drawers. Slim slide out jar/bottle cupboard. Wide cutlery drawer. Two large pan drawers. Smeg stainless steel single drainer sink unit with centre mixer tap set in heat resistant roll edged work surfaces. 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 larger fridge. Matching wood effect flooring. Electric underfloor heating.



FIRST FLOOR LANDING

Approached from the previously described staircase. Built in store/cloaks cupboard. Matching grey panelled doors lead off



DOUBLE BEDROOM

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

South facing double bedroom. uPVC double glazed window with opening lights having security locks. Chalk white

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wooden blinds. Levante slimline wall mounted electric heater. Two 13 Amp power points.



BATHROOM/WC

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

Three piece white suite comprises: Panelled bath with a Mira Go electric shower over and glazed shower screen. Pedestal wash hand basin. The suite is completed by a low level WC. Part ceramic tiled walls. uPVC obscure double glazed opening window gives natural light. Wall mounted electric heated ladder towel rail. Airing cupboard contains an insulated hot water cylinder and open shelving for linen storage space. Loft access



OUTSIDE

To the front of the property there is a communal lawned garden area.

PARKING

The property has an allocated parking space. The property also has a useful private external store room adjoining the side entrance porch.

LOCATION

This South facing end mews is situated in a super location just a short walk from Lytham centre with it's tree lined shops and amenities together with excellent transport services including Lytham railway station. Situated on this small development known as Badgers Walk. This one bedroom property has recently been refurbished and modernised including new kitchen.

An internal inspection is strongly advised.

ELECTRIC HEATING

The property has electric heating from a number of previously described electric heaters.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED 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 £40. Council Tax Band B.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £33 per month is currently levied.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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

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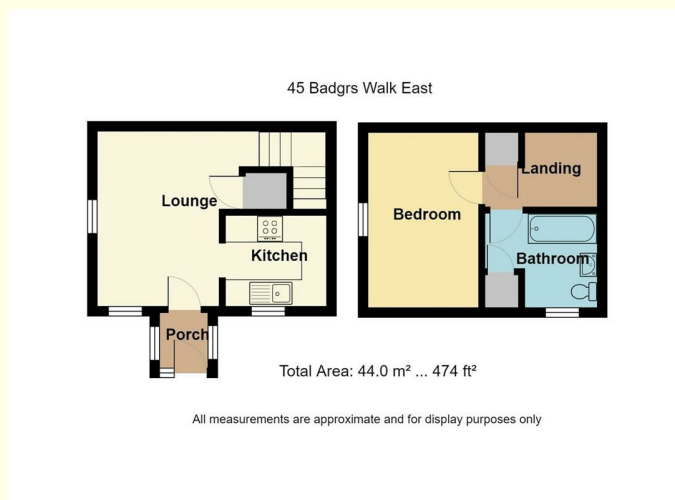
displayed properties. The website address is www.guildproperty.co.uk.

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

PROPERTY MISDESCRIPTION ACT

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 October 2020



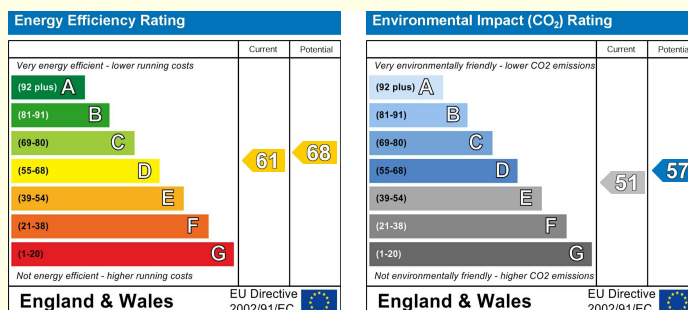
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