



**BADGERS WALK EAST, LYTHAM ST. ANNES
FY8 4BS**

OFFERS OVER £140,000

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



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
 T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com



Entrance

Entrance is gained via solid timber door with double glazed opaque inserts which leads into;

Entrance Vestibule

Light, wall mounted coat hooks, cat flap, tiled flooring, door leading into;

Open Plan Lounge/Kitchen

6'9 x 5'2

Large UPVC double glazed window to the front, two further UPVC double glazed windows to the side, television and telephone points, grey wood effect laminate flooring, plentiful under stair storage, marble effect laminate work surfaces, good range of wall and base units, integrated 'Lamona' appliances include: overhead illuminated extractor hood, induction hob, electric oven, fridge freezer and dishwasher, plumbed for a washing machine, wall mounted electric wall heater, recessed spotlights, space for table and chairs, stairs leading up to;

First Floor Landing

Cupboard housing 'Tempest' hot water cylinder, door leading to the following rooms;

Bedroom

13'3 x 8'4

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

Bathroom

8'5 x 6'11

Four piece white suite comprising: overhead electric shower with further attachment in shower cubicle, bath, pedestal wash hand basin and WC, wall mounted heated towel rail, extractor hood, tiled walls and floor, recessed spotlights, 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 rear.

Other Details

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

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)

Energy Efficiency Rating

