



ESTATE AGENTS • VALUER • AUCTIONEERS



64 Badgers Walk East, Lytham

- Mid Mews House Within Easy Reach of Lytham Centre
- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000
- Lounge with Dining Area
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom/WC
- South Facing Rear Garden & Off Road Parking
- Electric Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

Guide Price £150,000

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



www.johnardern.com



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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

4.80m x 3.86m (15'9" x 12'8")

Nicely proportioned reception room approached through a UPVC outer door with an obscure double glazed panel. UPVC double glazed window with side opening light overlooks the front garden with mature trees and shrubs beyond. The focal point of the room is a fireplace with open grate and having a wooden display over mantle. The room has a fitted centre light and matching wall lights. Telephone point. Television aerial socket. Slimline electric night storage heater. Wood effect laminate floor. Turned staircase leads off to the first floor. Archway leading to the adjoining Kitchen.



KITCHEN

3.89m x 2.74m (12'9" x 9')

UPVC double glazed window overlooks the south facing rear garden. Side opening light and fitted window blinds. Adjoining UPVC outer door with an inset obscure double glazed panel gives direct access to the rear garden and parking space. Range of eye and low level cupboards and drawers. Single drainer stainless steel circular sink unit with mixer taps set in laminate working surfaces with splash back tiling. Built in appliances comprise: Four ring electric ceramic hob with an illuminated extractor canopy above. Beko electric oven and grill. Plumbing for a washing machine. Space for a fridge/freezer. Ceramic tiled floor. Slimline electric night storage heater. Telephone point. Useful understair cloaks/store cupboard.



FIRST FLOOR LANDING

Approached from the previously described enclosed staircase with side handrail leading to the central landing. White panelled doors leading off.

BEDROOM ONE

3.96m x 3.07m (13' x 10'1")

Principal double bedroom. UPVC double glazed window overlooks the front aspect with the mature trees and shrubs bordering 'Liggard Brook'. Side opening light and fitted window blinds. Slimline electric night storage heater. Television aerial point.

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BEDROOM TWO

3.96m x 2.74m (13' x 9')

Second spacious double bedroom. UPVC double glazed window with a side opening light overlooks the SOUTH FACING rear garden. Fitted window blinds. Slimline electric panel heater with an integral control. Built in wardrobe with a clothes hanging rail. Television aerial point.



BATHROOM/WC

3.05m x 1.68m (10' x 5'6)

Three piece white bathroom suite comprises: Panelled bath with a Triton electric shower above. Folding glazed screen. Pedestal wash hand basin with fitted wall mirror above. The suite is completed by a low level WC. Part ceramic tiled walls and tiled floor. Chrome electric heated towel rail. Ceiling extractor fan and overhead light. Side built in airing cupboard contains an insulated hot water cylinder.



OUTSIDE

To the immediate rear there is a garden with a stone flagged sun terrace. Useful built in brick garden store. External electric meter cupboard. Central low wall separating the rear lawned area. Matching stone pathway and timber gate leading to the rear there off road parking space. As previously described the rear garden enjoys a sunny SOUTH FACING aspect and is generally used as the main entrance to the property.



ELECTRIC HEATING

The property enjoys the benefit of electric heating from a variety of night storage heaters as previously described and a panel heater in Bedroom Two together with an electric immersion heater for the 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 £50. Council Tax Band C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1378.36 was payable in 2024 and this included the Buildings Insurance. Solicitors to confirm.

INTERNET CONNECTION

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

LOCATION

A 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. An internal inspection recommended to appreciate the potential this property has, being an ideal property for investors, first time buyers or purchasers looking for a 2nd home. No onward chain.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

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An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Consumer Protection from Unfair Trading Regulation

John Arden & 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 February 2025

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



Total Area: 67.4 m² ... 725 ft²

All measurements are approximate and for display purposes only



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www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	85

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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