



ESTATE AGENTS • VALUER • AUCTIONEERS



## 19 Badgers Walk East, Lytham

- Tastefully Presented End Mews House
- Close Walking Distance to the Centre of Lytham
- Lounge with Dining Area
- Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom/WC
- South Facing Enclosed Private Garden
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating TBC

**£215,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 19 Badgers Walk East, Lytham

### GROUND FLOOR



#### FRONT SIDE ENTRANCE

To the front of the property there is a small 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

4.78m x 3.89m (15'8 x 12'9)

Spacious principal reception room approached through a side UPVC outer door with an obscure double glazed inset panel. Two UPVC double glazed windows both with side opening lights and window blinds overlook the front garden with mature trees and shrubs beyond. The focal point of the room is a fireplace with a display surround, concealed lighting, raised hearth and inset supporting an electric coal effect fire. Overhead light and wall lights. Television aerial socket. Single panel radiator. Wood effect laminate floor. Turned staircase leads off to the first floor with a side handrail. Glazed door leading to the spacious adjoining Kitchen.



#### KITCHEN

3.86m x 3.76m (12'8 x 12'4)

UPVC double glazed window overlooks the south facing rear garden. Side opening light and fitted blinds. Adjoining UPVC outer door with an inset obscure double glazed panel gives direct access to the rear garden. Range of wall and low level cupboards and drawers. Incorporating a glazed display. Single drainer stainless steel sink unit with mixer taps set in laminate working surfaces with splash back tiling. Built in appliances comprise: Four ring gas hob in a brushed chrome surround with an illuminated extractor canopy above. Electric oven and grill below. Plumbing for a washing machine. Space for a fridge/freezer. Laminate wood effect flooring. Single panel radiator. Wall mounted Ideal combi gas central heating boiler. Telephone point. Door reveals a useful understair cloaks/store cupboard with a side wall light.

# 19 Badgers Walk East, Lytham



## FIRST FLOOR LANDING

2.67m x 1.70m max (8'9 x 5'7 max)

(max L shaped measurements) L shaped landing approached from the previously described staircase. Overhead light. Access to loft space. Useful built in linen store cupboard with shelving and power point. Matching white doors leading off.

## BEDROOM ONE

3.89m x 3.07m (12'9 x 10'1)

Principal double bedroom. UPVC double glazed leaded window overlooks the front aspect with the mature trees and shrubs bordering 'Liggard Brook'. Side opening light. Single panel radiator. Television aerial point. Bank of fitted wardrobes comprising two doubles and a single with shelving and storage cupboards above. Telephone point.



## BEDROOM TWO

3.89m x 2.67m (12'9 x 8'9)

Second double bedroom. Two UPVC double glazed windows with side opening lights overlooks the SOUTH FACING rear elevation. Single panel radiator. Overhead light. Built in wardrobe with a clothes hanging rail and shelving.



## BATHROOM/WC

2.03m x 1.70m (6'8 x 5'7)

UPVC obscure double glazed window to the side elevation with a top opening light and fitted window blinds. Modern three piece white bathroom suite comprises: Panelled bath with a plumbed shower above and glazed screen. Pedestal wash hand basin with a centre mixer tap. Mirror fronted bathroom cabinet above. The suite is completed by a low level WC. Ceramic tiled walls and laminate wood floor. Heated ladder towel rail. Overhead light.



## OUTSIDE

To the immediate rear there is a delightful enclosed fenced garden approached through a side timber gate. Laid for ease of maintenance with stone flags and a central decorative wrought iron arch with climbing plants. Side timber trellis/planters again with climbing plants providing privacy. External gas and electric meter cupboards. Outside tap. Timber shed. As previously described the rear garden enjoys a sunny SOUTH FACING aspect and is generally used as the main entrance to the property. Adjacent to the property is a designated off road parking space.

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## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

## 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

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £150 per annum is currently levied.

## NOTE

The vendor is open to separate negotiation on the furniture if a purchaser was interested.

## LOCATION

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## Digital Markets, Competition & Consumers Act 2024

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 March 2026



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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