JOHN ARDERN
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ESTATE AGENTS • VALUER • AUCTIONEERS











Lavender Cottage
5 Badgers Walk West, Lytham

- Delightful Mid Mews House
- Within Close Walking Distance to the Centre of Lytham
- Lounge with Oriel Bay Window
- Fitted Dining Kitchen
- Two Double Bedrooms
- Modern Bathroom/WC
- Attractive South Facing Rear Garden
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold. Council Tax Band C & EPC Rating C

£219,950

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

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GROUND FLOOR

LOUNGE
4.65m x 3.91m (15'3 x 12'10)
Spacious reception room approached through a UPVC outer door with inset obscure double glazed panels. Double glazed oriel bay window overlooks the front open plan lawned area with Liggard Brook beyond. Central top opening light and a deep display sill. A second obscure double glazed window to the side elevation provides further natural light and has fitted window blinds. Double panel radiator. Television aerial point. Internet point. Focal point is a recessed fireplace with stone tiled hearth. Note: we understand there is a gas point to the fireplace which has been capped off. Overhead light and two wall lights. Turned staircase with side hand rails leads to the first floor. Inner part glazed solid wood door leading to the adjoining Dining Kitchen.





DINING KITCHEN
3.89m x 2.95m plus reveal (12'9 x 9'8 plus reveal)
Modern fitted Kitchen with a UPVC double glazed window enjoying an outlook over the very attractive south facing rear garden. Central opening light. Adjoining composite 'stable' style door with an inset double glazed panel leads to the rear garden and is often used as the main entrance to the property. Range of eye and low level cupboards and drawers. Incorporating a wine rack. Franke stainless steel one and a half bowl single drainer sink unit with a centre mixer tap set in wood effect laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Miele five ring gas hob with an Indesit wide stainless steel illuminated extractor canopy above. Miele electric oven and grill below. Integrated fridge with matching cupboard front. Slimline wine fridge. Freestanding dishwasher. Plumbing and space for a washing machine. Single panel radiator. Wall mounted Baxi combi gas central heating boiler. Useful deep understair cloaks/store cupboard with a wall light.



FIRST FLOOR LANDING
2.64m x 1.75m max (8'8 x 5'9 max)
(max L shaped measurements) Central Landing approached from the previously described staircase. Dado rails. Access to the part boarded loft space with a light. Built in linen store cupboard with shelving. Contemporary solid wood doors leading off.

BEDROOM ONE
3.91m x 2.92m (12'10 x 9'7)
Principal double bedroom. Two double glazed windows overlook the front aspect with the mature trees and shrubs bordering 'Liggard Brook'. Both with side opening lights and fitted window blinds. Aerial point and power socket for a wall mounted TV. Single panel radiator. Two fitted double wardrobes with a central single wardrobe and inset mirrored panels. Overhead light.



BEDROOM TWO
3.91m x 2.79m (12'10 x 9'2)
Second double bedroom. UPVC double glazed window with a central opening light overlooks the SOUTH FACING rear garden. Fitted window blinds. Single panel radiator. Built in wardrobe with a clothes hanging rail and shelf above. Wall mounted room thermostat.

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BATHROOM/WC
2.01m x 1.65m (6'7 x 5'5)
Modern three piece white bathroom suite fitted with top quality unites and tiles, comprising: Panelled bath with a centre mixer tap, plumbed overhead shower above, additional hand held shower attachment and curved glazed screen. Wall hung wash hand basin with a centre mixer tap and drawer below. Glass display shelf and matching accessories. The suite is completed by a low level WC. Part tiled walls and wood effect laminate floor. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan. Useful built in bathroom cabinet with shelving.





OUTSIDE
To the front of the property there are open plan communal lawned gardens which are maintained by the Management Company. With a pathway leading to the front private entrance with external wall light.

To the immediate rear of the property is a private enclosed patio style landscaped garden enjoying a sunny south facing aspect. The garden is laid for ease of maintenance with a raised timber decked patio with side raised timber planters. A timber arch with mature climbing plant adjoins the rear entrance to the property. Outside lighting and garden tap. External gas and electric meters. The rear part of the garden has been stone chipped with a central well stocked timber planter (Note: the water feature and the individual timber planters and pots are available by separate negotiation). Side timber framed seated arbour. Feature timber Summer House with central double opening glazed doors and side full length windows. Power and light connected. Pedestrian gate leads to Badgers Walk West with on street parking available. Timber framed dustbin enclosure.



CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Baxi 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

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999

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years subject to an annual ground rent of £25 included in the service charge. Solicitor to confirm,
Council Tax Band C

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £125 per annum is currently levied and this includes the £25 ground rent.

NOTE
The carpets, blinds and light fittings are included in the asking price.

LOCATION
This two bedroomed mews property is situated in a popular location on a small development known as Badgers Walk. Just a very short walk from Lytham centre with it's tree lined shops and amenities together with excellent transport services including Lytham train station. An internal inspection is strongly advised to view the accommodation of offer together with the delightful south facing rear garden, being an ideal property for investors, first time buyers or purchasers looking for a 2nd home. No onward chain.

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, rightmove.com, onthemarket.com, Email Address: 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.

Digital Markets, Competition & Consumers Act 2024

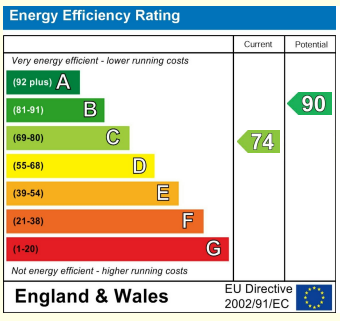
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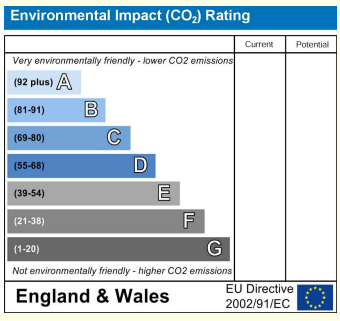
5, Badgers Walk West, Lytham St Annes, FY8 4EE



Total Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only





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