



EAGLE CLOSE, HEYSHAM, MORECAMBE

OIRO £325,000 Freehold

Immaculately presented modern 4 bed detached house,
 Convenient for M6 link road,
 uPVC d/glazed, gas c/heated,
 Lounge with patio doors onto rear garden, dining room,
 En-suite to main bedroom, family bathroom, g/floor wc,
 Off-road parking, attached garage, enclosed low maintenance
 rear garden.

Immaculately presented modern four bedroom detached house on this ever popular development, conveniently situated for local primary and secondary schools, historic Heysham Village, shopping amenities at Strawberry Gardens, Heysham Golf Club, Half Moon Bay and the M6 link road. The property is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, hallway, ground floor wc, lounge with patio doors onto the rear garden, second reception room; ideal as a dining room or play room, fitted kitchen with integrated oven, hob and fridge freezer, utility room, staircase and first floor landing, main bedroom with en-suite shower room/wc, three further bedrooms and family bathroom/wc. Outside the property, there is a lawned front garden, block paved driveway providing off-road parking for two vehicles leading to the attached garage and a low maintenance, enclosed rear garden, laid to paving and artificial turf with raised stone chipped shrub beds. Typically of interest to family buyers seeking a truly 'ready to move into' home with that all important fourth bedroom in this popular and convenient location. Internal viewings are highly recommended.

FRONT ENTRANCE

Outside light. Composite double glazed door leading into:

HALLWAY

Laminate flooring. Central heating radiator. Ceiling lights. Electric power points.

LOUNGE 4.61m x 3.46m (15'2" x 11'4")

uPVC double glazed French doors leading out to the rear garden. Laminate flooring. Central heating radiator. Ceiling light. Electric power points.

2nd RECEPTION ROOM 2.60m x 3.91m (max) (8'6" x 12'10")

uPVC double glazed box bay window to the front elevation. Central heating radiator. Telephone/internet point. Ceiling light. Electric power points.

KITCHEN 3.13m x 2.79m (10'3" x 9'2")

uPVC double glazed window to the rear elevation. Central heating radiator. Tiled floor. Range of fitted base units, wall units (with lighting underneath) and drawers with complementary working surfaces in part to two walls. Inset one and half bowl sink with mixer tap. Built-in 'Zanussi' electric oven, four ring gas hob and stainless steel cooker hood with extractor fan and lights. Integrated fridge freezer. Plumbing/space for dishwasher. Ceiling lights. Electric power points.

UTILITY 1.87m x 1.62m (6'2" x 5'4")

Composite double glazed side door. Tiled floor. Working surface to one wall with fitted base unit and plumbing/space for washing machine and tumble dryer below. Wall unit housing the 'Baxi' gas boiler. Ceiling light. Electric power points. Extractor fan.

GROUND FLOOR WC

uPVC double glazed window. Laminate flooring. Central heating radiator. Two piece suite in white comprising pedestal wash hand basin and wc. Ceiling light.

STAIRCASE TO FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation. Central heating radiator. Ceiling lights. Electric power points. Storage cupboard with shelving. Further cupboard housing the hot water cylinder tank. Loft hatch access.

BEDROOM ONE 4.08m (max) x 2.78m (13'5" x 9'1")

uPVC double glazed window to the front elevation. Central heating radiator. Built-in wardrobes with mirror fronted sliding doors. TV point. Ceiling light. Electric power points. Access into:

EN-SUITE SHOWER ROOM 2.55m (max) x 2.00m (max) (8'4" x 6'7")

uPVC double glazed window to the side elevation. Heated chromium towel rail. Three piece suite in white comprising shower cubicle with mains shower, pedestal wash hand basin and wc. Fully tiled to shower cubicle and in part to a further wall. Ceiling lights. Extractor fan.

BEDROOM TWO 3.40m x 2.77m (11'2" x 9'1")

uPVC double glazed window to the rear elevation. Central heating radiator. Ceiling light. Electric power points.

BEDROOM THREE 2.93m x 2.11m (9'7" x 6'11")

uPVC double glazed window to the front elevation. Central heating radiator. Ceiling light. Electric power points.

BEDROOM FOUR/OFFICE 2.93m x 1.79m (9'7" x 5'10")

uPVC double glazed window to the rear elevation. Laminate flooring. Central heating radiator. Ceiling light. Electric power points.

FAMILY BATHROOM 1.87m x 1.89m (6'2" x 6'2")

uPVC double glazed window to the side elevation. Heated towel rail. Three piece suite in white comprising bath with hand held shower fitment, pedestal wash hand basin and wc. Tiled in part to all walls. Ceiling lights. Extractor fan.

OUTSIDE THE PROPERTY

FRONT GARDEN

Laid to lawn and paving with shrub border. Gated access down the side of the property into the rear garden.

DOUBLE DRIVEWAY

Laid to block paving providing off-road parking for two vehicles leading to the garage.

GARAGE

Accessed via a metal up and over door. Power and light.

REAR GARDEN

Low maintenance. Laid to artificial and paving with raised stone chipped shrub beds. Surrounded by timber fencing. Outside cold water tap. Outside security light. External power points.

TENURE Freehold – Service Charge - £280.00 p.a. at present.

SERVICES Mains water, mains drainage, mains electricity, mains gas. Local Authority Lancaster City Council. Council Tax Band D. Amount payable for the financial year 2025/26 being £2367.22. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

Council Tax Band: D (Lancaster City Council)

Tenure: Freehold

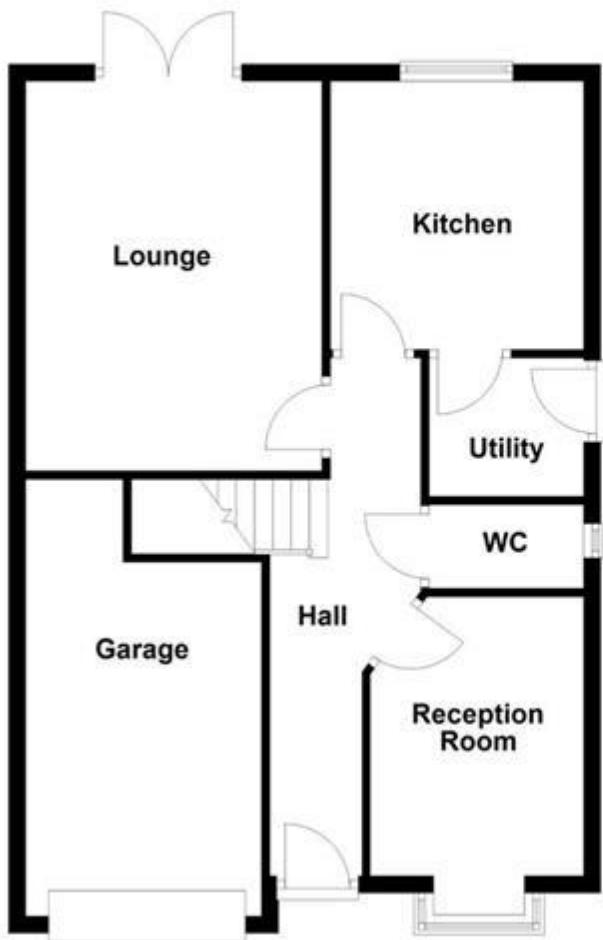
Parking options: Driveway, Garage

Garden details: Enclosed Garden

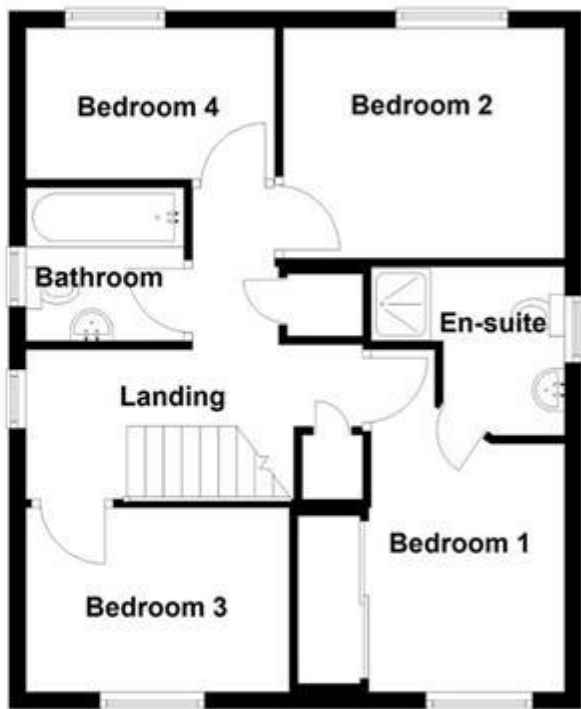



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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		82	
(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	
			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.