



## Eagle Close, Heysham, LA3 2LY

£264,995

Stunning 4 bedroom detached house on a popular development in Heysham. The property offers modern fittings throughout inclusive of the L-shaped Dining Kitchen plus contemporary WC and bathroom. Items of note include French doors and integrated appliances. Impressive gardens plus driveway and garage.



# 70 Eagle Close, Heysham, LA3 2LY

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus modern bathroom. Items of note include French doors to rear, a detached garage and well presented gardens. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the side plus a detached garage.

FREEHOLD

Estate Management charges - £150 per year

Council Tax - Band D

The property comprises

## Ground Floor

### Entrance Hall

With fitted flooring.

**Lounge 12'5" x 9'8" (3.79m x 2.95m)**

With fitted flooring.

**Dining Kitchen 20'3" (max) x 19'5" (max) (6.18m (max) x 5.93m (max))**

An impressive L-shaped dining kitchen featuring a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus tiling. Integrated oven, hob, hood, dishwasher and fridge

freezer. French doors to rear. With fitted flooring.

**Utility Room 6'8" x 5'9" (2.05m x 1.77m)**

Modern units with laminate worktops and upstands plus tiling. With fitted flooring

**WC 5'7" x 3'2" (1.72m x 0.98m)**

Featuring modern white sanitary ware plus tiling. With fitted flooring.

## First Floor

### Landing

With fitted flooring.

**Bedroom 1 12'11" x 9'11" (3.94m x 3.03m)**

With fitted flooring.

**Bedroom 2 11'5" x 9'6" (3.50m x 2.90m)**

With fitted flooring.

**Bedroom 3 9'6" x 7'8" (2.90m x 2.35m)**

With fitted flooring.

**Bedroom 4 8'7" (max) x 7'10" (max) (2.63m (max) x 2.40m (max))**

With fitted flooring.

**Bathroom 7'4" (max) x 7'3" (max) (2.25m (max) x 2.21m (max))**

Featuring shower with screen to bath, modern white sanitary ware, tiling and chrome ladder radiator. With fitted flooring.

### External

There are well presented and upgraded gardens. There is off road parking to the side plus a detached garage.





