





### 3 Eagle Close, Heysham, Morecambe, LA3 2LY

A fantastic three bedroom, detached family home in a desirable area of Heysham. With great transport links to Heysham, Morecambe, and the Bay Gateway, providing access to the motorway, this house is perfectly positioned for busy family life and commuting. You are located within the catchment area for local primary and secondary schools, and within easy reach of the nearby Heysham Moss nature reserve and a short drive to the coast, so you won't be stuck for things to do or places to see.

The property boasts three bedrooms, two well-proportioned doubles with the main room benefitting from an ensuite, and a family bathroom completing the first floor. Downstairs, two reception rooms and the family kitchen are serviced by a central WC, with access to the well-maintained rear garden through double glass doors in the living area, and an external door from the kitchen.

A perfect home for young professionals and families, in a convenient location with fantastic transport routes, this property is just waiting for you to add your mark!



## Location

Located on a corner plot in a quiet, recently built development in Heysham, with excellent transport links to Heysham village, Morecambe and Lancaster city centre. There is easy access to the motorway via the Bay Gateway for easy commuting. The house sits on a sizeable plot, within catchment areas to local schools and close to amenities and the natural surrounding landscapes.

## Hall

**12'9" x 3'6" (3.89 x 1.09)**

A central hall with luxury vinyl tile flooring connects the downstairs rooms, with an external UPVC door to the front. There is a double panel, wall-mounted radiator and two pendant lights, making for a warm and welcoming space.

## Reception 1

**12'0" x 11'9" (3.67 x 3.59)**

A spacious carpeted living room is located to the rear of the property, filled with light by two large glass doors leading out into the rear garden. There is ample room for multiple sofas and storage solutions, with a central pendant ceiling light completing the room.

## Reception 2

**9'6" x 8'10" (2.9 x 2.71)**

A carpeted reception room situated at the front of the property with a double glazed window onto the front garden and a double panel radiator situated below. There is a small storage cupboard that is built in under the stairs proving valuable space to keep the home clutter-free.

## Kitchen

**10'10" x 8'9" (3.31 x 2.67)**

A well-sized family kitchen is located at the rear of the property, with natural light provided by the double glazed window onto the rear garden. Featuring a four ring gas hob, integrated oven, fridge and freezer, plus a double sink and drainer and space for a dishwasher. A double panel radiator sits on the wall beside the external UPVC door providing access to the garden. Luxury vinyl flooring throughout ties it to the rest of the downstairs living areas, with a central ceiling light above.

## WC

**3'6" x 3'3" (1.09 x 1.01)**

A practical downstairs WC with a low flush toilet and modern slimline sink unit. There is a wall mounted heated towel rail, luxury vinyl flooring and a pendant ceiling light and extractor fan. Great for visitors and young children.

## Landing

**8'10" x 3'1" (2.71 x 0.96)**

A carpeted landing connects the upstairs bedrooms and bathroom, with an overhead access into the attic space. A double glazed window sits above the stairs making the space feel bright and airy.

## Bedroom 1

**11'9" x 9'8" (3.6 x 2.97)**

A spacious double bedroom located at the front of the property with a carpeted floor and pendant ceiling light. A double panel radiator sits beneath the large double glazed window on the front aspect. There are built-in wardrobes with sliding mirrored doors in the alcove by the entrance, and an internal wooden door leading through to the en-suite.

## Ensuite

**7'6" x 4'9" (2.31 x 1.47)**

A modern en-suite featuring a double walk in shower, low flush toilet, pedestal sink and heated towel rail. There is a double glazed, patterned window to the side of the property with a vinyl floor and ceiling spotlights.

## Bedroom 2

**13'0" x 9'1" (3.98 x 2.79)**

A well proportioned double bedroom located at the rear of the property with a carpeted floor, pendant light and double radiator mounted beneath the large double glazed window out onto the back garden. The alcove space is used for a wardrobe with plenty of room for a double bed and storage solutions in the rest of the room.

## Bedroom 3

**11'2" x 7'7" (3.41 x 2.33)**

A versatile single bedroom located at the back of the house with a double glazed window onto the rear garden. A small double panel radiator sits beneath above the carpeted floor. Ideal for use as a home office, hobby room or nursery.

## Bathroom

**8'11" x 5'11" (2.72 x 1.82)**

A contemporary family bathroom located at the top of the stairs, with a frosted double glazed window providing natural light from the front of the house. A built in bath, low flush toilet, modern pedestal sink and heated towel rail form the suite, with a vinyl floor and spotlights above.

## Attic

A half-boarded attic room, accessed from the main landing, with a built in loft ladder, making the space ideal for storage and keeping the house clutter-free.

## External

The property has a well-proportioned rear garden with central lawn, paved patio and seating area, great for summer entertaining. To the front, there is a block paved driveway suitable for two vehicles, with a lawned area to the side of the property, creating great kerb appeal.

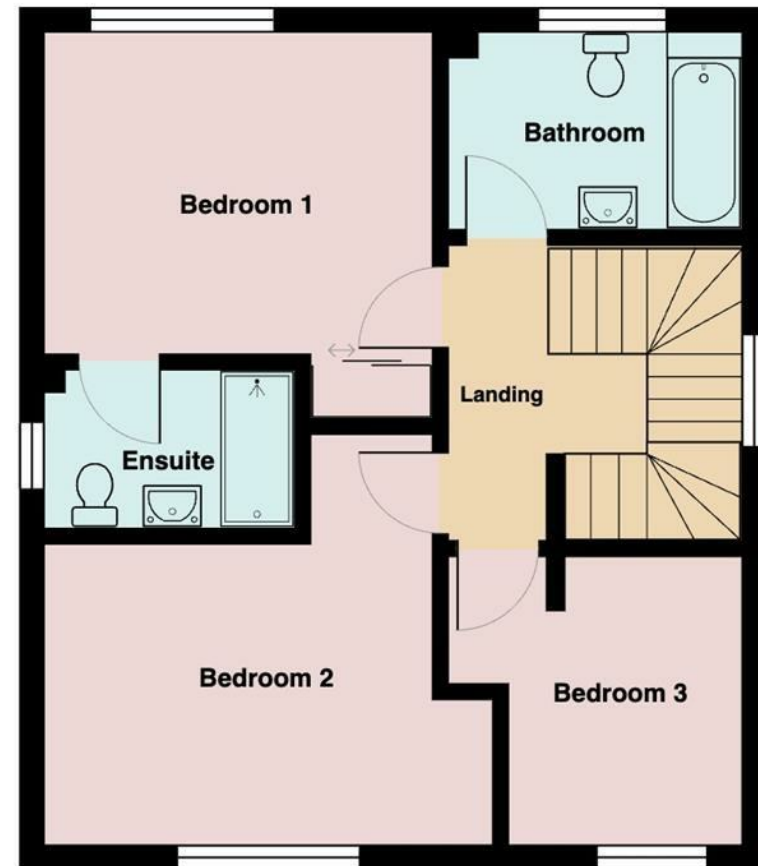












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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