



**Sold**  
Subject To Contract



**4 Bed  
House - Detached  
located in Heysham**

**Jennings**  
estate agents

## 70 Eagle Close

### Heysham

### Morecambe

### LA3 2LY



## Asking price £264,995

Welcome to this delightful detached house located on Eagle Close in the picturesque area of Heysham, Morecambe. This impressive property boasts an abundance of space, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own private sanctuary.

The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. Whether you prefer a cosy evening in front of the television or hosting lively gatherings, these versatile spaces cater to all your needs. The two bathrooms provide convenience for busy mornings and ensure that family life runs smoothly.

The exterior of the property is equally appealing, offering a sense of privacy and tranquillity. The garden space allows for outdoor activities, gardening, or simply enjoying the fresh air.

Eagle Close is conveniently located, providing easy access to local amenities, schools, and transport links, making it a practical choice for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a welcoming community.

Do not miss the chance to make this house your home.

#### Hall

Entrance door. Stairs leading to the first floor landing. Radiator.

#### Cloakroom / WC

Two piece suite with a wash hand basin and a low level WC. Radiator.

#### Lounge

9'8" x 12'2"

Double glazed uPVC window to the front. Radiator.

#### Kitchen

9'3" x 19'6"

Modern fitted kitchen with a range of wall and base units comprising: one and a half stainless steel sink unit, electric oven, four gas hob and a stainless steel extractor fan. Integrated dishwasher and fridge freezer. Double glazed uPVC window to the front and rear. Open to -

#### Dining Area

10'9" x 6'9"

Double glazed uPVC French doors leading to the garden. Understairs storage cupboard. Radiator. Door to -

#### Utility Room

5'10" x 6'9"

Fitted base units with a work top and integrated sink. Space for a washing machine and dryer. Radiator. Door leading to the garden.

#### First Floor

##### First Floor Landing

Double glazed uPVC window to the rear. Airing cupboard. Radiator. Loft access.

##### Master Bedroom

11'1" x 9'11"

Double glazed uPVC window to the front. radiator.

##### Bedroom Two

8'6" x 11'6"

Double glazed uPVC window to the front. Radiator.

##### Bedroom Three

9'6" x 7'9"

Double glazed uPVC window to the rear. Radiator.

##### Bedroom Four

6'4" x 7'11"

Double glazed uPVC window to the rear. Radiator.

#### Bathroom

Three piece suite that includes a bath, overhead shower, wash hand basin and a low level WC. Heated towel rail. Double glazed uPVC window to the front.

#### Exterior

##### Front Garden

Brick driveway leading to the garage. Laid lawn. Flowerbed.

##### Garage

20'1" x 9'10"

Up and over door. Power and lights.



### **Rear Garden**

Laid lawn. Flowerbed. Paved patio.

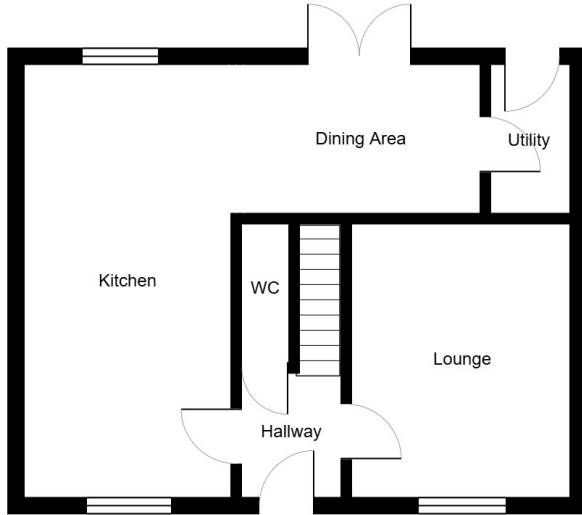
### **Additional Information**

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation.

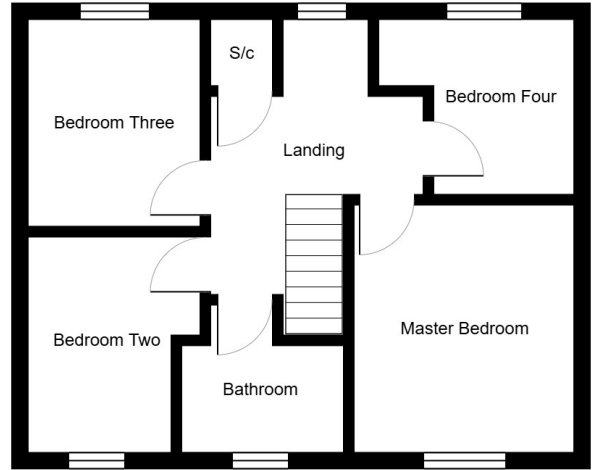
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Eagle Close Heysham, LA3 2LY



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C**  
**Council Tax Band: D**

**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

