



## 18 Swift Gardens, Heysham, Morecambe, LA3 2WL

Located within a peaceful cul-de-sac in Heysham and occupying an impressive plot with a sizeable rear garden, is this spacious four bedroom detached family home on Swift Gardens. Ready to move in, the impressive property boasts spacious living accommodation and benefits from a double driveway and an integral garage. Suiting a range of purchasers, the property briefly comprises on the ground floor of a welcoming entrance hall, a handy downstairs WC, a generously sized lounge that has double doors into the dining room and a large kitchen which provides access to the back garden and into the integral garage. To the first floor you have a landing with access to the hot water cylinder, an excellent sized master bedroom with en suite, two further double bedroom one with an en suite shower, a single bedroom and a family bathroom. Externally, the property has a double drive and small garden to the front ideal for potted plants, to the rear is a private and enclosed garden mostly laid to lawn with block paved areas perfect for outside entertaining. A popular location, the detached home is ideally located for access to a range of nearby amenities including local shops, supermarkets, a retail park, regarded local schools and the charming Heysham village. Road links and regular bus services provide quick access to Morecambe & Lancaster city centre, with the new Bay Gateway bypass placing the M6 motorway within a 10 minute drive.



## Ground Floor

### Entrance Hall

**3'8" by 12'11" (1.14 by 3.94)**

Welcoming entrance hall with radiator, electricity points, stairs to first floor with under stairs storage cupboard and ceiling light.

### WC

**3'7" by 4'1" (1.1 by 1.25)**

Low flush WC, pedestal wash hand basin, radiator, window to rear aspect and ceiling light.

### Lounge

**10'11" by 15'9" (3.35 by 4.81)**

Spacious lounge with feature gas fireplace, double doors opening into dining room, window to front aspect, radiator, electricity points and ceiling light.

### Dining Room/Play Room

**10'7" by 10'2" (3.23 by 3.1)**

Versatile room which is currently used as a play room but could also be used as a dining room or second sitting area with double doors opening out to the garden, radiator, electricity points and ceiling light.

### Kitchen

**16'0" by 10'2" (4.88 by 3.1)**

Fitted kitchen with a range of base and wall mounted units, four ring gas hob with fan oven beneath, plumbing for washing machine, space for fridge freezer, sink and drainer unit. The room also has doors to the rear opening out to the garden, radiator, electricity points and ceiling lights.

### Integral Garage

**8'0" by 16'3" (2.46 by 4.96)**

With plumbing for a washing machine, space for a dryer, houses gas central heating boiler, electricity points, up and over door to the front and ceiling light.

## First Floor

### Landing

**2'7" by 12'7" (0.8 by 3.86)**

With access to loft hatch, cupboard housing hot water cylinder and ceiling light.

### Bedroom One

**12'9" by 14'9" (3.89 by 4.52)**

Large double bedroom with window to front aspect, fitted wardrobes and draws, radiator, electricity points and ceiling light.

### En Suite

**5'11" by 6'11" (1.82 by 2.13)**

Three piece suite comprising a shower cubicle, low flush WC and vanity unit with wash hand basin above. The room also has a window to front aspect, extractor fan, radiator and ceiling light.

### Bedroom Two

**8'2" by 13'6" (2.5 by 4.12)**

Good sized double bedroom with window to front aspect, fitted wardrobes, radiator, electricity points and ceiling light.

### Bedroom Three

**8'8" by 11'3" (2.65 by 3.44)**

Good sized double bedroom with a window to rear aspect, radiator, electricity points and ceiling light.

### En Suite

**2'7" by 5'9" (0.8 by 1.76)**

Shower cubicle, pedestal wash hand basin, extractor fan and ceiling light.

### Bedroom Four

**8'3" by 8'10" (maximum measurements) (2.54 by 2.71 (maximum measurements))**

Small double or large single bedroom with window to rear aspect, radiator, electricity points and ceiling light.

### Bathroom

**6'1" by 5'9" (1.86 by 1.76)**

Three piece suite comprising a panel bath, pedestal wash hand basin and low flush WC. The room also has a window to rear aspect, radiator, extractor fan and ceiling light.

### External

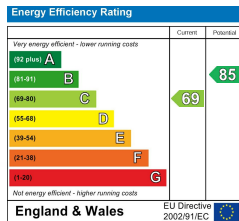
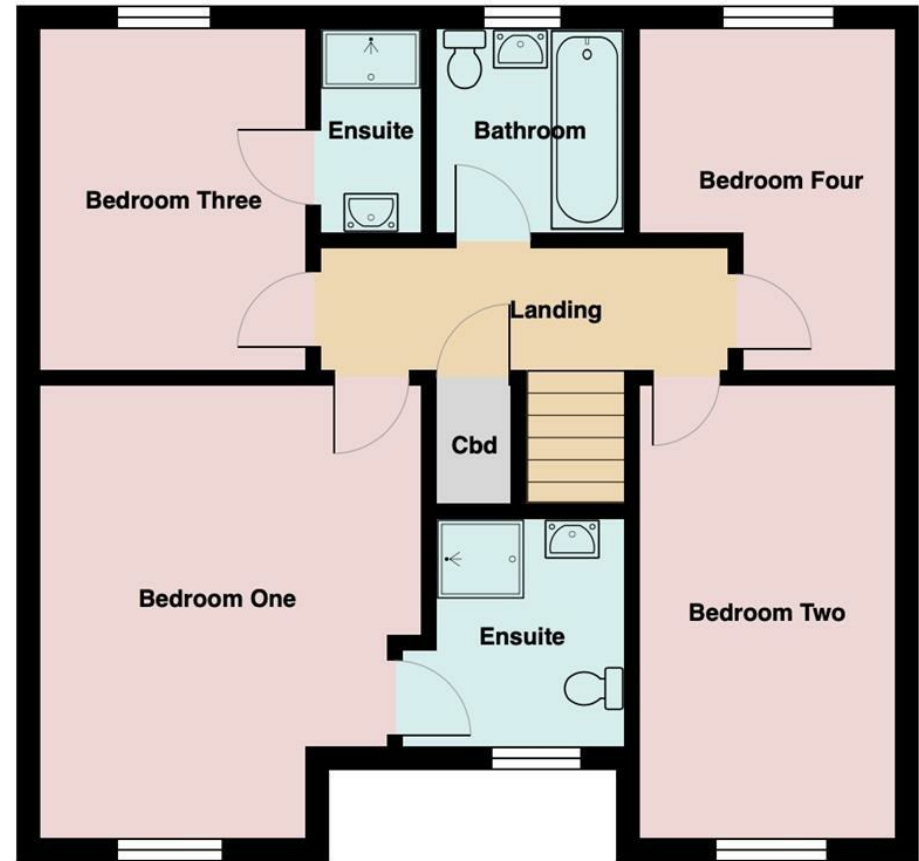
To the front of the property is a double driveway and a small garden area. To the rear is a good sized private enclosed garden mainly laid to lawn with block paved areas ideal for a table and chairs.

### Council Tax

Band D







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