



17, Sunacre Court Maple Avenue, Heysham, Morecambe, LA3 1HY

A fantastic two bedroom ground floor apartment located in Sunacre Court in Heysham. With King George's playing field at the end of the road, and access to the stunning Bay coastline, you can easily get out and enjoy the local landscapes. There are transport links to local shops and attractions, so you won't be stuck for things to do, with two supermarkets nearby adding to the convenient location.

The apartment boasts a large central living room, with ample space for seating and dining table, serviced by the practical kitchen beside. Two well-proportioned double bedrooms sit at the rear of the property, the main bedroom boasts a huge floor space, so you can tailor it to your needs. The second bedroom features glass doors out onto the rear garden area which has been recently purchased with new fencing to provide a fantastic secure outdoor space.

The apartment has been updated by the current owners to a high standard and is move in ready. The porch has been recently replastered and the section of roof above the apartment has been replaced, so you can rest assured the property is in great condition, now and in the future.



Entrance Hall

5'10" x 2'9" (1.79 x 0.84)

A newly plastered entrance hallway sits at the front of the property, with a useful storage cupboard that runs under the stairs for the apartment above. An external UPVC door provides access from the front.

Living Room

20'2" x 13'5" (6.16 x 4.10)

A well-proportioned living and dining room form the hub of the home, with laminate flooring and two ceiling lights. A large double glazed window spans the front wall, making the space feel bright and airy. An electric fireplace in a white surround forms the focal point of the room, with space for a dining table beside the seating area, perfect for gathering family and friends.

Kitchen

9'10" x 7'3" (3.01 x 2.23)

A practical kitchen sits off the main living space, benefitting from a double glazed window on the front aspect. With work surfaces on three sides and over and under counter cabinetry there is plenty of storage space. There is space below the counters for a washing machine, with the oven and fridge situated beside. A double panel radiator sits against the wall above the grey tile effect vinyl flooring.

Bathroom

7'1" x 5'8" (2.17 x 1.75)

A modern bathroom sits beside the bedrooms, with a low flush toilet, pedestal sink and bath tub with overhead shower. A frosted window provides natural light, with a single panel radiator above the grey vinyl flooring.

Bedroom 1

15'4" x 12'7" (4.69 x 3.86)

A spacious double bedroom sits at the rear of the property with a carpeted floor and double panel radiator, with a double glazed window above looking out to the rear garden. There are wardrobes built into the alcove next to the bed with sliding doors.

Bedroom 2

10'7" x 9'4" (3.25 x 2.85)

A versatile double bedroom located at the rear of the property with double doors out to the rear garden. A great space for a second bedroom, home office or hobby room, which can be opened up to the outside during the warmer months. A double

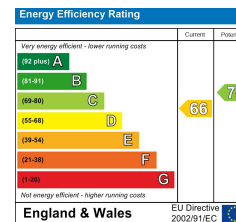
panel radiator is mounted in the wall with a pendant ceiling light completing the room.

Garden

A parcel of land has been recently purchased to create a rear garden, great for enjoying the sunny weather. New fencing will be installed to create a secure area great for children and pets.







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