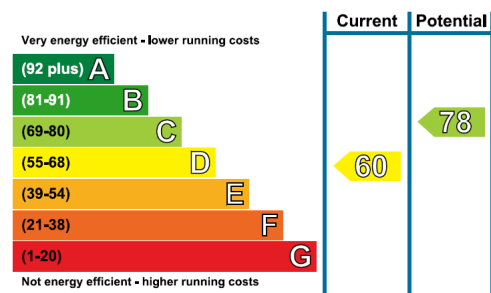


LITTLE CROFT, SEA VIEW, ULVERSTON, CUMBRIA, LA12 7EX



**Estate Agency Act 1979**  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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Four Bedroomed Link Detached Property  
Separate Annex For Independent Living  
FOR SALE £365,000



Little Croft, Sea View, Ulverston, Cumbria, LA12 7EX

This property is a fine example of a well-maintained link-detached property which has been superbly improved to cope with modern day living yet still retains character and charm including a beautiful fireplace to the dining room and lead glazing to the front door. This excellent property has extensive accommodation over two floors including two reception rooms, kitchen, porch, with the added advantage of a separate annex for independent relative to include a further kitchen, bedroom, lounge and bathroom. To the first floor are four bedrooms and family bathroom. Externally, is garden frontage and garage. This is an ideal property for a variety of purchasers, whilst being conveniently located for access to town.

For more information call **01229 314049 or 445004**

2 New Market Street  
Ulverston, Cumbria, LA12 7LN

EPC Rating: D



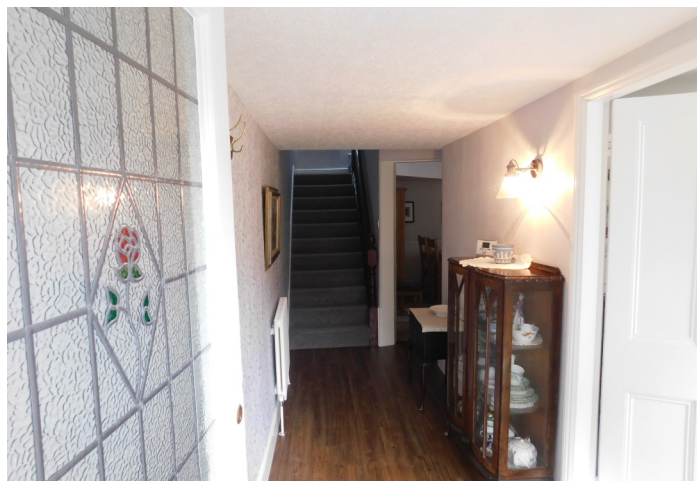
### ACCOMMODATION

The property is approached by a deep set garden frontage as you pass the lawned garden with established borders, patio seating area with access to the covered canopy to the main front door.

### ENTRANCE HALL

**15'2" x 3'5" (4.62m x 1.04m)**

The front door with single glazed leaded and coloured glass panes opens into the warm and welcoming hall which provides access to two reception rooms, and also stairs to the first floor landing. The hallway provides attractive décor, wall mounted radiator, wall light and power points.



### LOUNGE

**10'11" x 13'11" (3.33m x 4.25m)**

A homely reception room with double glazed square bay window facing the front elevation provides ample natural daylight with outlook across the front garden. The room centres around a cream surround on a polished stone hearth while the lounge has papered neutral decor throughout. There is also a radiator as well as television and power points and wall lighting.



### DINING ROOM

**11'1" x 12'11" (3.37m x 3.94m)**

A second spacious and versatile room featuring a long window. The room centres around a fabulous fireplace housing a coal effect gas fire and tiled hearth. The room is neutrally decorated with a decorative picture rail, central heating radiator, overhead light, power points, featured arch with access to the kitchen.



### GARAGE

Providing doors opening outwards and space for one vehicle.

### DIRECTIONS:

Leaving our office by foot proceed to the market square. Turn right onto King Street. Walk along until you come to Soutergate and Church Walk. Proceed along Church Walk taking a left hand turn onto Sea View. The property is discreetly situated. Look for the pink For Sale sign.

**TENURE:** Freehold

**COUNCIL TAX** - Band D

**LOCAL AUTHORITY** - South Lakeland District Council

**Viewing strictly through J H Homes.**