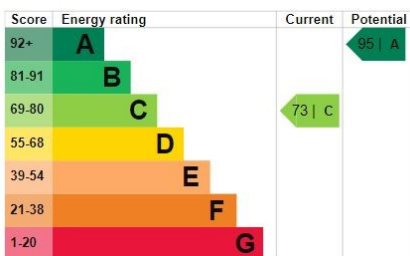
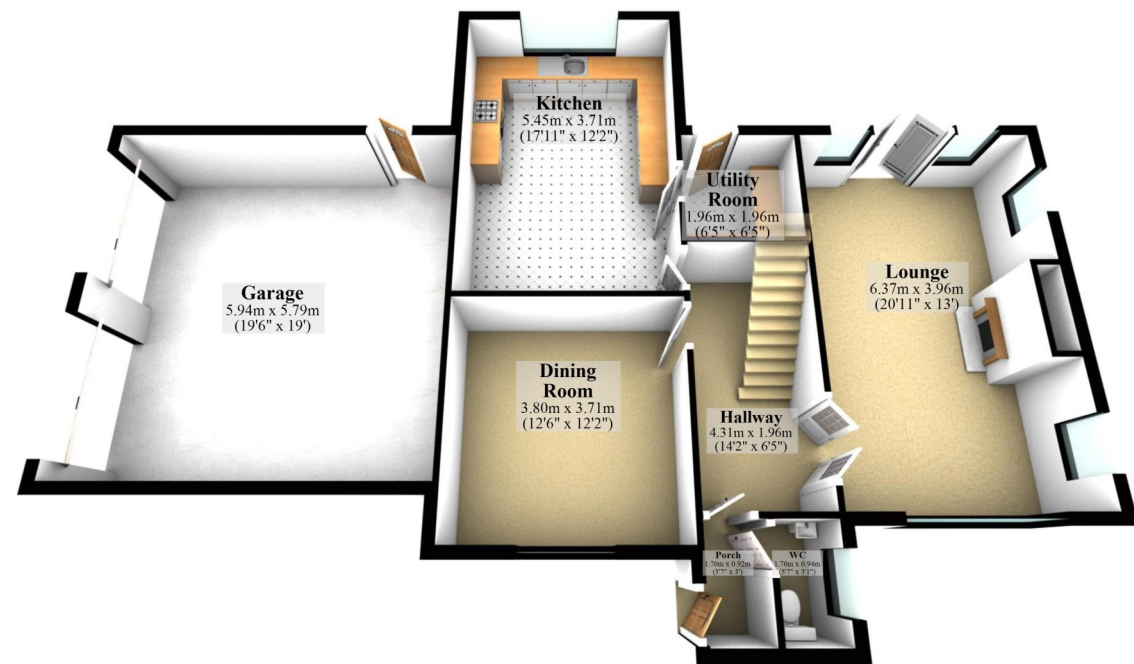


GREENACRES, LITTLE URSWICK, ULVERSTON, LA12 0PN



**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.



**IMMACULATLY PRESENTED FOUR BEDROOM  
DETACHED FAMILY HOME IN A VILLAGE LOCATION  
FOR SALE £499,950**



### Greenacres, Little Urswick, Ulverston, LA12 0PN

We are excited to offer for sale this immaculate presented detached family home in Little Urswick. The property has been owned by the current owners since construction approximately 18 years ago . Offering excellent accommodation that would be appreciated by internal inspection the accommodation comprises; entrance porch, spacious hallway, cloakroom, spacious living room, dining room, kitchen/diner and utility room. On the first floor are four bedrooms, master bedroom with en-suite and tasteful family bathroom. Low maintenance gardens surround the property with varied seating areas and lovely views of the Village Green and Birkrigg Common from the front. To the side of the property is a driveway and double garage. This is an excellent home suited to a range of buyers and internal inspection is highly recommended. Offered for sale with no upper chain.

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

2 New Market Street  
Ulverston, Cumbria, LA12 7LN

**EPC Rating: C**



The property is accessed via a uPVC door into the entrance porch with further access into the cloakroom and multipaned door opening to the entrance hallway.

**CLOAK ROOM**

Comprises of a two piece suite to include corner wash hand basin inset with a vanity unit with storage beneath and WC. Radiator and extractor fan.

**ENTRANCE HALL**

This is a welcoming hallway having neutral décor, beige carpet, carpeted stairs leading to the first floor with further access to the lounge, separate dining room and kitchen/ diner.



**LOUNGE**

**20' 11" x 13' 0" (6.38m x 3.96m)**

This excellent proportioned room centres around a fireplace housing a living flame coal effect gas fire offering most efficient warmth to the room whilst being neutrally decorated with contrasting carpeting, coved ceiling, ample natural daylight attained through the three windows and French doors making this light and airy throughout. There are two ceiling lights, two radiators, two tv aerial points and power points.



**DIRECTIONS:**

Proceed out of Ulverston heading towards Barrow-in-Furness on the A590. On leaving Swarthmoor take the turning on the left signposted to Great Urswick, Carley Lane. Proceed into Great Urswick on Church Road and follow the road, pass the school and continue into Little Urswick. Approx. 200 yards on right hand side is a cluster of cottages. When you approach a green there is a slip road on the right, take this, (if you reach the red telephone box you have gone too far ) pass further cottages and then the first detached property overlooking the green on your right hand side is Green-acres.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**LOCAL AUTHORITY:** South Lakeland District Council

**SERVICES:** Mains drainage, gas and electricity are all connected.

