



The Birches 30 Wennington Road, Wray, LA2 8QH **Offers In The Region Of £350,000**

3 bedroom detached property providing versatile accommodation, suitable for families or couples. The Birches is located in the sought after village of Wray, just 15 minutes from junction 34 of the M6 at Lancaster. Benefitting from Solar PV; an integral garage; large conservatory with space for dining; dressing room to the main bedroom and pleasant gardens to the rear, viewing is highly recommended in order to appreciate this distinctive and flexible property. Wray is situated within the catchment area for QES in Kirkby Lonsdale and the Grammer Schools in Lancaster.

Property Description

30 Wennington Road is a 3 bedroom detached property situated just on the edge of the village of Wray. The house has had some recent improvements, but does require some finishing off, allowing for a new owner to tailor the property to their taste.

The property comprises of an entrance hall, sitting room with wood burner, kitchen, good sized conservatory, with integral garage and WC.

On the first floor, a landing provides access to the 3 bedrooms and the house bathroom. Bedroom 1 has a large dressing room and bedroom 3 offers either a single room or home office.

The outside consists of a secure garden, comprising lawn and established borders to the rear and driveway parking to the front of the property. To the front there is also an enclosed area of lawn.

Wray Location

Wray is situated on the edge of the Forest of Bowland, within 15 minutes of the M6. Wray offers a perfect village lifestyle offering a local shop, tea room, and local primary school. Wray has access to a number of highly regarded secondary schools including Queen Elizabeth School in Kirkby Lonsdale and the Grammar Schools in Lancaster.

Property Information

Freehold

Council Tax Band D

EPC Rating D

All mains services

Solar PV with feed in tariff.

Trees in garden are under preservation order with permission to fell the spruce (and replace with mountain ash) and crown the birch.

Ground Floor

Hall

Radiator, storage cupboard, stairs providing access to first floor.

Sitting Room 20'6" x 11'1" (6.25m x 3.38m)



Radiator, wood burning stove, double glazed UPVC windows and sliding patio doors to the garden.

Kitchen/Diner 14'9" x 9'8" (4.49m x 2.94m)



Radiator, range of wall and base units, space for cooker and fridge freezer, stainless steel single drainer sink, double glazed window into the conservatory, UPVC double glazed window to the front aspect.

Conservatory 8'11" x 17'11" (2.71m x 5.47m)



A large, bright room providing useful additional space. Tiled flooring, radiator, UPVC double glazed windows to the rear and side aspect, UPVC double glazed doors leading to rear garden. Access to the garage.

First Floor

Bedroom Three 10'2" x 7'11" (3.10m x 2.42m)



Single bedroom, wood laminate flooring, radiator, UPVC double glazed window to side aspect with views.

Bathroom



Vinyl flooring, heated towel rail, underfloor heating, wash basin, toilet, corner shower cubicle, Japanese style, sit down bath with Jacuzzi feature and lights, UPVC double glazed window to the rear aspect.

Bedroom Two 12'4" x 11'4" (3.75m x 3.45m)



Spacious double bedroom, radiator, UPVC double glazed window to side aspect with views, loft access.

Dressing Room 6'9" x 9'9" (2.07m x 2.96m)



Wash basin with vanity unit, Velux window.

Bedroom One 12'10" x 11'10" (3.90m x 3.61m)



Spacious double bedroom with floor boards, radiator, 2x UPVC double glazed windows to the side aspect.

External

Front



Driveway parking for one vehicle in front of garage.

Rear



Secure and private garden with lawn, well stocked borders and gravelled area.

Garage

A large integral garage with concrete floor, Baxi boiler, plumbing for washing machine, Belfast sink, power, access to cloakroom, UPVC double glazed window to the rear aspect, electric up and over door.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the

property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

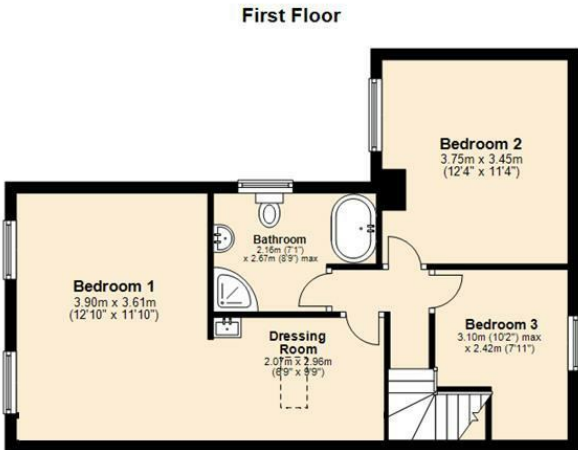
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



30 Wennington Road, Wray

Area Map



Energy Efficiency Graph

