



Wray

£250,000

39 Wennington Road, Wray, Lancaster, LA2 8QH

Situated in the sought after village of Wray, this three bedroom mid terraced property offers a fantastic opportunity for those looking to put their own stamp on a home. With front and rear gardens, and charming village surroundings, this property is brimming with potential and ready to be brought up to modern standards.

Quick Overview

- Mid Terraced Home
- Well Proportioned Accommodation
- Light & Bright Living Spaces
- Scope for Modernisations
- Countryside Views
- Gardens to the Front & Rear
- Sought After Village Location
- Close to Transport Links, Lancaster & the M6
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast
Broadband*



Parking
Available

Property Reference: KL3668



Kitchen/Dining room



Kitchen/Dining room



Living Room



Rear Garden

Wray itself is a charming village known for its welcoming community, scenic countryside walks, and the popular annual Scarecrow Festival. Despite its tranquil surroundings, the village offers convenient access to Lancaster, the M6 motorway, and the wider Lancashire and North Yorkshire countryside, making it ideal for those seeking a balance of rural living and connectivity.

Accessed via a shared pathway, the front garden welcomes you with gravelled seating areas and a useful external store. A door opens into the entrance hall with access to the living spaces and stairs to the first floor.

The kitchen/dining room is well proportioned and fitted with wall and base units, worktops, tiled splashback, sink with drainer, oven with five-ring hob and extractor, dishwasher, and space for a washing machine. Doors from the kitchen open to both the front garden and the fully enclosed rear garden, offering flexibility and great indoor-outdoor flow. The rear garden enjoys lawned areas with a patio area for outdoor seating and lovely views, and an outhouse with electricity, perfect for storage.

The living room is a light and airy space, enjoying dual-aspect windows overlooking the gardens and a coal-effect fireplace, adding a cosy focal point.

Upstairs, there are three bedrooms; two double bedrooms, with bedroom one benefitting from integrated storage, with bedroom three being a smaller room with rear aspect views. The bathroom comprises a bath with shower over, pedestal sink and a separate W.C.

All in all, this property presents a wonderful opportunity to add your own taste and requirements, within a popular village location, ideal for a range of buyers.

Accommodation with approximate dimensions

Ground Floor

Kitchen/Dining Room 16' 4" x 13' 11" (4.98m x 4.24m)

Living Room 16' 6" x 11' 5" (5.03m x 3.48m)

First Floor

Bedroom One 11' 2" x 10' 8" (3.4m x 3.25m)

Bedroom Two 11' 6" x 10' 2" (3.51m x 3.1m)

Bedroom Three 11' 7" x 6' 6" (3.53m x 1.98m)

Front Store 4' 6" x 2' 7" (1.37m x 0.79m)

Outhouse With electric and space for storage.

Property Information

Parking

Parking available nearby, contact office for further details.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Lancaster City Council - Band C.

Services

Mains gas, water, drainage and electricity.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

What3words: [///truly.revise.confetti](https://truly.revise.confetti)

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Wennington Road, Lancaster, LA2

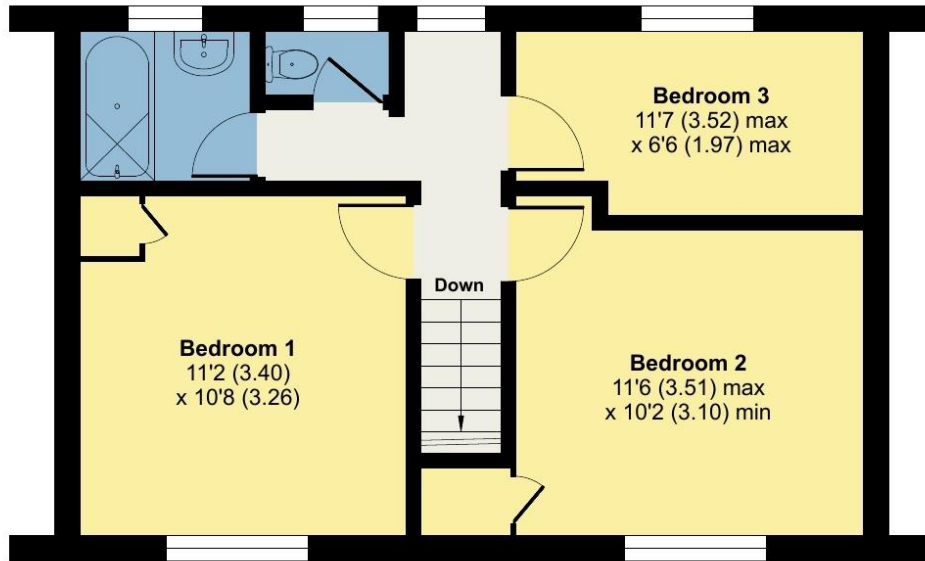


Approximate Area = 910 sq ft / 84.5 sq m

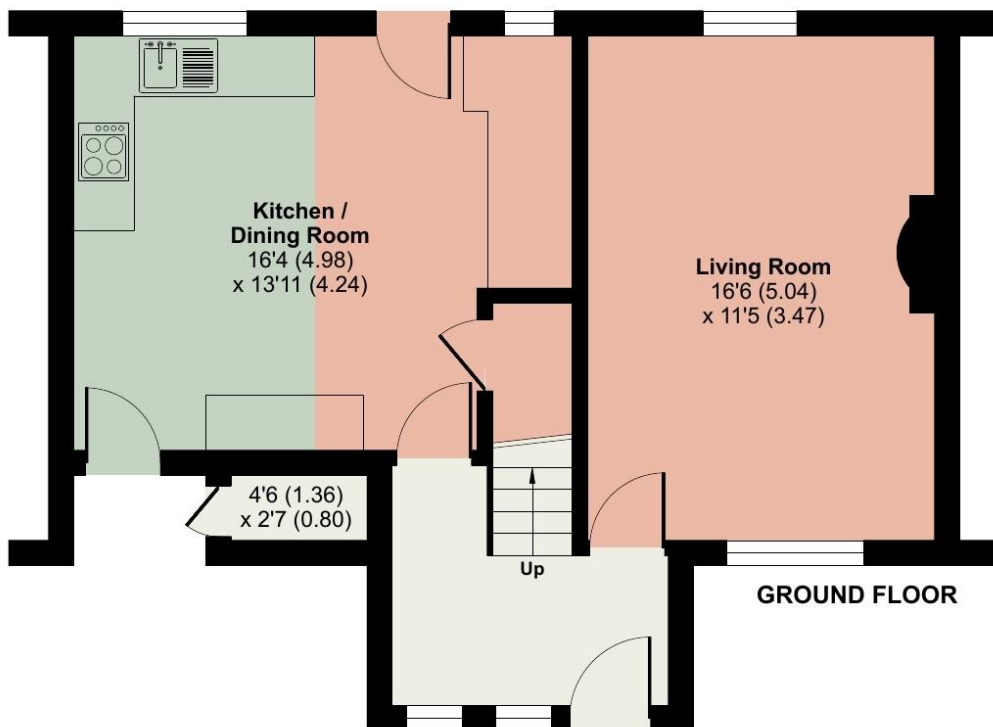
Outbuilding = 9 sq ft / 0.8 sq m

Total = 919 sq ft / 85.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1355187

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