



Wray

£395,000

Riverside, Main Street, Wray, Lancaster, LA2 8QB

Found in an elevated position within the picturesque village of Wray, Riverside is a wonderful semi-detached bungalow offering great potential for a new owner to modernise and create a truly special home. Enjoying lovely open views to the front, the property is approached via a sweeping gravel path, with a driveway providing parking for several vehicles and bordered by planted flower beds and shrubs.

Wray itself is a picturesque village in the Lune Valley, surrounded by beautiful countryside and well known for its community atmosphere and annual Scarecrow Festival. The village is conveniently located for access to nearby market towns and transport links. Situated just a short drive from Lancaster and Kirkby Lonsdale, Wray provides an ideal balance of countryside living with easy access to a range of amenities, independent shops, restaurants and leisure facilities.

Quick Overview

Delightful Semi-Detached Bungalow

Popular Village Location

Close to Local Amenities

Flexible Accommodation

Scope for Modernisation

Lovely Views

Off Road Parking & Garden

Ideal for a Range of Buyers

Offered with No Onward Chain

B4RN Broadband Available



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TBC



B4RN
Broadband*



Off Road
Parking

Property Reference: KL3727



Living Room



Kitchen



Kitchen



Bathroom

Step inside through the front door into the entrance hall, offering space for coats and shoes and access to the principal living accommodation. To the left, the generous living room is a bright and airy space, enhanced by a large front aspect window that frames the surrounding views and provides ample room for additional furniture.

Opposite, bedroom one is a double bedroom with fitted wardrobes and front-facing views. Further along the hallway is bedroom two, another good-sized double overlooking the rear garden. The bathroom is fitted with a walk-in shower, sink and W.C., while a useful storage cupboard can be found within the hallway.

The kitchen is fitted with a range of wall and base units, breakfast bar and sink, with space for appliances and excellent scope for updating to suit individual tastes. A door leads through to the utility space, which offers an additional worktop together with plumbing for a washing machine and access out to the garden. An internal door from the utility also leads into the garage, which includes a handy workshop area.

Returning to the hallway, stairs rise to the converted loft space on the first floor. Ideal for use as an occasional bedroom or additional sitting room, this versatile area benefits from Velux windows, with a handy sink and W.C.

Externally, the rear garden is mainly laid to lawn and enjoys patio seating areas, planted borders, mature shrubs and trees, together with a useful garden shed. Offering flexible accommodation, generous outdoor space and exciting potential throughout, Riverside presents a fantastic opportunity to create a wonderful home in a sought-after village setting.

Accommodation with approximate dimensions:

Ground Floor

Living Room 11' 9" x 13' 3" (3.58m x 4.04m)

Kitchen 13' 8" x 11' 3" (4.17m x 3.43m)

Utility Room 5' 6" x 11' 10" (1.68m x 3.61m)

Workshop 11' 2" x 8' 4" (3.4m x 2.54m)

Garage 6' 1" x 8' 4" (1.85m x 2.54m)

Bedroom One 12' 11" x 13' 3" (3.94m x 4.04m)

Bedroom Two 10' 9" x 10' 9" (3.28m x 3.28m)

First Floor

Occasional Bedroom/Landing Space 8' 7" x 31' 7" (2.62m x 9.63m)



Living Room



Kitchen



Bedroom One



Bedroom Two



First Floor Landing



First Floor Landing

Property Information

Parking

A driveway provides off road parking.

Tenure

Freehold (Vacant possession upon completion).

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.

Viewings

Strictly by appointment with Hackney & Leigh.

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



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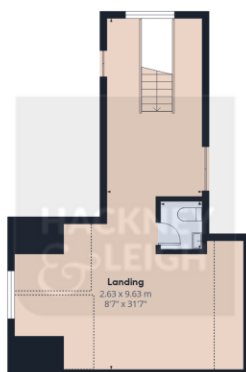


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Floor 0



Floor 1



Approximate total area⁽¹⁾

130.8 m²
1407 ft²

Reduced headroom

9.8 m²
105 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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