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The Birches 30 Wennington Road, Wray, LA2 8QH Offers In The Region Of £330,000

A well-presented three-bedroom detached home on the edge of Wray, offering flexible living space including a sitting room with wood burner, modern kitchen and bright conservatory. The property benefits from a principal bedroom with dressing room, an integrated garage, private rear garden and driveway parking, making it an ideal home for those seeking a balance of village living and practical space.

Chain-free property Ideal for families, viewing is highly recommended in order to appreciate this distinctive and flexible property.

Property Description

30 Wennington Road is a well-presented three-bedroom detached home, positioned on the edge of the village of Wray.

The property opens into an entrance hall leading to a comfortable sitting room featuring a wood burner and double doors opening onto the garden. An opening leads through to a modern kitchen, while a bright, spacious conservatory provides additional living space with double doors to the rear garden and internal access to the integrated garage, which also includes a useful ground floor cloakroom.

Upstairs, the landing gives access to three bedrooms and the house bathroom. The principal bedroom benefits from a generous dressing room, while bedroom three offers flexibility as a single bedroom or home office.

Externally, the property features a lawned garden to the front and a good-sized, private rear garden along with driveway parking to the front.

Wray Location

Wray is a well-connected rural village on the edge of the Forest of Bowland, offering a balance of countryside living with convenient access to nearby centres. The M6 motorway (Junction 34 near Lancaster) is around 15 minutes away, supporting straightforward travel across the region.

The village provides everyday amenities including a shop, tea room, public house and a well-regarded primary school, along with a strong community atmosphere and popular annual events such as its Scarecrow Festival.

Wray is within the catchment area for respected secondary schools, including Queen Elizabeth School in Kirkby Lonsdale, as well as the grammar schools in Lancaster.

The Yorkshire Dales, Lake District and the coast at Morecambe Bay are all within easy reach, making Wray a practical base for accessing a variety of outdoor destinations.

Property Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

Services: All mains

Solar PV with feed in tariff.

Broadband: Speeds available up to 1000mbps

Furniture: Available via separate negotiation

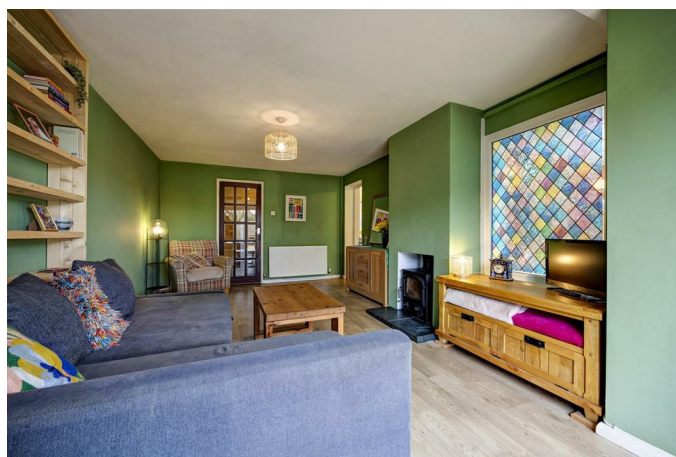
Trees in garden are under preservation order with previous permission to fell the spruce (and replace with mountain ash) and crown the birch.

Ground Floor

Hall

Wood-effect vinyl flooring, radiator, storage cupboard, stairs providing access to first floor.

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



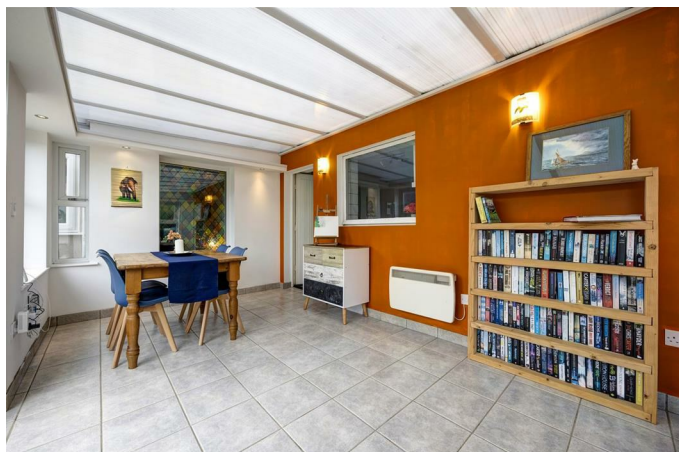
Wood-effect vinyl flooring, radiator, wood burning stove, stained glass effect window to conservatory, double glazed UPVC windows to all aspects and sliding patio doors to the garden.

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



Wood-effect vinyl flooring, radiator, range of wall and base units with under counter lighting, stainless steel 1.5 drainer sink, space for 110cm range cooker with extractor hood over, space for fridge freezer, space and plumbing for slimline dishwasher, 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 with tiled flooring, radiator, wall lights, access to the garage, UPVC double glazed windows to the rear and side aspect, UPVC double glazed doors leading to rear garden.

First Floor

Landing

Fitted carpet, access to all first floor rooms, double glazed window halfway up stairs.

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



Spacious double bedroom with floor boards, 2 x radiators, integrated wardrobes, opening to dressing room, 2x UPVC double glazed windows to the side aspect.

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



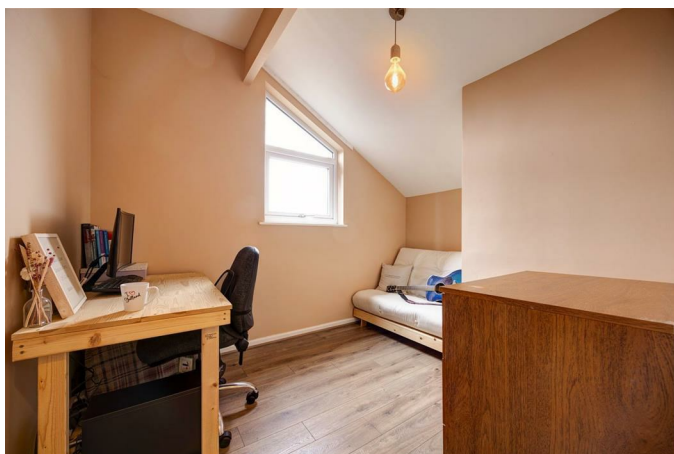
Fitted carpet, wash basin with vanity unit underneath, vanity mirror with lighting, fitted base storage units, Velux window.

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



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

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



Single bedroom with 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 Jacuzzi bath with lights, wall mounted vanity unit, UPVC double glazed window to the rear aspect.

External

Front

Driveway parking for one vehicle in front of garage.

Rear



A secure and private, low-maintenance garden featuring a generous gravelled area, raised concrete platform and well-defined borders.

Garage



A large integral garage with concrete floor, Baxi boiler, plumbing for washing machine, Belfast sink, fitted shelves, 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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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.

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

FISHER HOPPER

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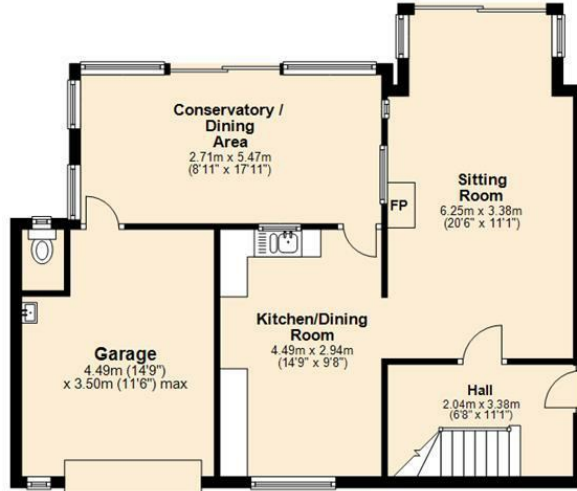
Park, Catterick Garrison, England, DL9 4QN.
Company Director: M. Alexander
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FLOOR PLANS

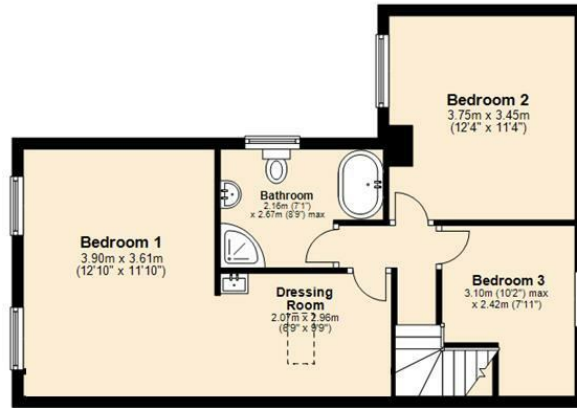
Please note, floor plans are not to scale and are
for illustration purposes only. Plans are produced
using PlanUp.

Floor Plan

Ground Floor



First Floor



30 Wennington Road, Wray

Area Map



Energy Efficiency Graph

