









### The Accommodation

The main access to the property is gained though the welcoming fitted kitchen, and that benefits from an adjacent large utility room on your immediate right. The ground floor is completed by a well proportioned lounge that includes feature fireplace and wood burner and a large dining room that benefits from patio doors, leading directly onto an additional patio area. Upstairs there are three well proportioned bedrooms and a fitted shower room / bathroom. The accommodation is well proportioned, whilst some works are needed this is mainly concerned with the décor that provides an ideal canvas for someone to place their own personal touches,

### Let's Step Outside

Access to the property is via a long driveway that provides parking for three vehicles. whilst the property doesn't have a garden area as such, the driveway contains substantial borders. The main entrance is adjacent to a secluded patio area that leads to a 15ft approx square enclosed storage area to the rear.

### The Location

Wray is synonymous with the annual scarecrow festival which brings a large number of visitors to this quaint and beautiful village. It sits within 15 minutes of M6 junction 34, 2 miles of the train station at Wennington and around 45 minutes to the Lake District, the Yorkshire Dales and the beautiful Trough of Bowland. Deep within the always popular Lune Valley the location has a good village primary school as well as being within the catchment for a number of popular secondary schools. There are many superb village amenities which include a pub, a tea room/garden centre, a village shop, a post office and many picturesque country walks and cycle routes (as well as a large playing field and children's play area).

### Services

The property is serviced by gas, electricity and has mains water and drainage. B4RN super fast broadband is also available.

### Tenure

The property is Freehold with title number LAN36623. The covered storage area to the rear is LAN36824.

### Council Tax

The property is Band C via Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agency.

### Energy Performance Certificate

To be available online - contact our office if any further details are required.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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