

Wray

£225,000

45 Wennington Road, Wray, Lancaster, LA2 8QH

This well-presented one-bedroom detached bungalow is located in the desirable village of Wray, offering a peaceful lifestyle with the convenience of village amenities and access to the surrounding countryside. Ideal for individuals or couples looking to downsize, buy their first home, or enjoy a quieter pace of life.

Wray is a sought-after rural village in North Lancashire, popular for its community spirit, beautiful surroundings, and excellent transport links. The village has a local shop, post office, tea rooms, and a regular bus service. It also lies within easy reach of Lancaster, Kirkby Lonsdale, and the M6 motorway. Wray is well-known for its annual Scarecrow Festival and offers a range of walking and cycling routes nearby, making it an appealing location for those who enjoy the outdoors.

Quick Overview

Well Presented Detached Bungalow
One Bedroom & One Bathroom
Off Road Parking
Low Maintenance Garden
Light-Filled Living Room With Electric Fire
Close to M6
Located in the Popular Village of Wray
Local Amenities and Countryside Walks
Nearby
No Onward Chain
Ultrafast Broadband Available



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Ultrafast
Broadband



Off Road
Parking

Property Reference: KL3636



Kitchen



Kitchen



Living Room



Living Room

The bungalow sits in a good-sized plot with off-road parking to the front and a private, rear garden. The layout is practical and well-designed, offering everything needed for comfortable day-to-day living, all on one level.

As you step through the front door, there is a welcoming entrance area with space to take off shoes and coats, as well as a useful storage cupboard. From here, you walk directly into the main living room-a bright, dual-aspect space with windows to the front and side, which allow plenty of natural light. An electric fire adds a focal point and warmth during the cooler months.

To the rear of the property, the double bedroom also benefits from a dual-aspect outlook, making it a pleasant and airy space. There's enough room for a double bed and bedroom furniture.

Next door is the kitchen, which is well-equipped with a range of wall and base units. It includes an oven and four-ring hob, an integrated fridge, space for a washing machine, and a sink unit positioned next to a rear-facing window. A door from the kitchen provides access to the rear garden, offering a nice connection between indoor and outdoor spaces.

The bathroom is fitted with a four-piece suite, including a bath, a separate shower cubicle, WC, wash basin, and a generous built-in storage cupboard, providing excellent space for linens and toiletries.

One of the standout features of this property is its private garden. To the rear, there's a sunny decked area ideal for outdoor seating or entertaining in the warmer months. The garden continues around the side of the property, where you'll find a handy storage shed and bin storage, and to the front, the plot provides easy off-road parking.

Accommodation with approximate dimensions:

Living Room 17' 9" x 17' 0" (5.41m x 5.18m)

Bedroom 11' 6" x 11' 1" (3.51m x 3.38m)

Kitchen 11' 1" x 5' 6" (3.38m x 1.68m)

Property Information

Parking

A driveway provides off road parking for a number of cars.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Lancaster City Council - Band B

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

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Viewings

Strictly by appointment with Hackney & Leigh.

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Bedroom



Bathroom



Rear Garden

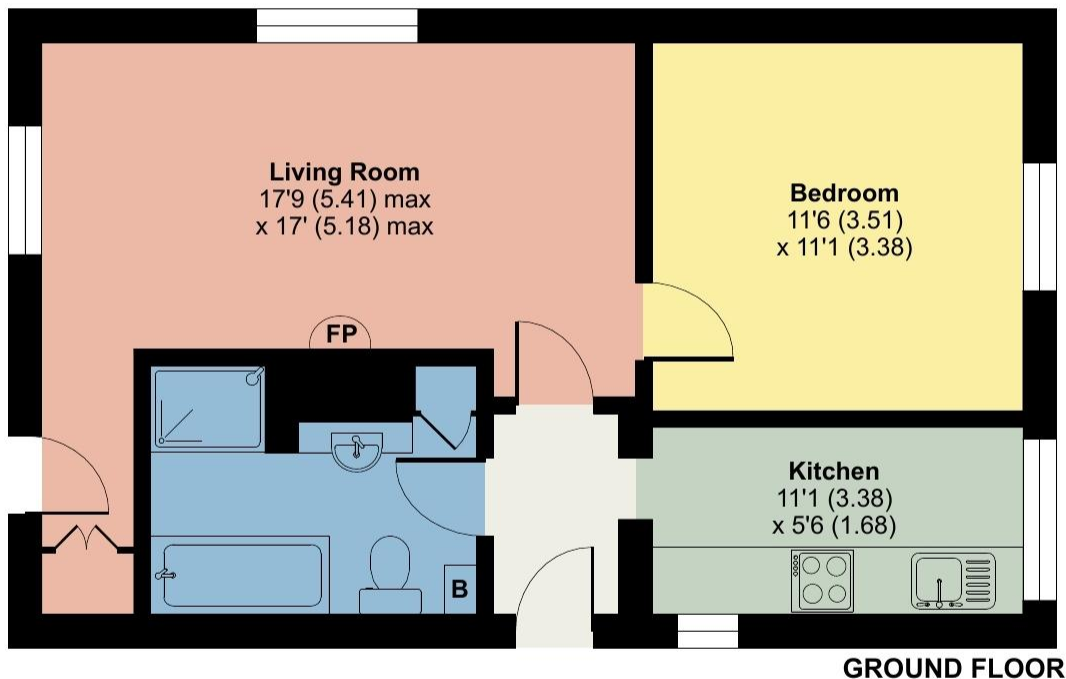


Front Aspect

Wennington Road, Wray, Lancaster, LA2

Approximate Area = 495 sq ft / 46 sq m

For identification only - Not to scale



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: 1289987

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