

PO45

Orchard House Wray Nr Lancaster LA2 8QN



Price: REDUCED to £398,000 Region

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

A modern, stone faced, detached house offering spacious 4 double bedroom sized accommodation incorporating master bedroom en-suite, breakfast kitchen, hallway, 2 reception rooms, utility, cloakroom, adjoining garage, full hardwood sealed unit double glazing, gas central heating and lawned garden areas incorporating south facing sun terrace.

Being comfortably set back from the main road off a private driveway shared with only 1 other property conveniently on the fringe of the popular Vale of Lune village of Wray within approx 200 yards of village centre post office/stores.

Village amenities also include 2 public house restaurants, village hall, church, chapel and infant school.

Lancaster and the M6 9 miles approx.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

Accommodation Comprising:

Ground Floor:

Reception Hall:
16'7 x 8'
(5.05m x 2.44m)

Open feature staircase with under cupboard, oak laminate flooring, cornice, centre light, radiator, smoke alarm.



Lounge:
17'2 x 12'5
(5.23m x 3.78m)

Feature wood surround fireplace housing living flame gas fire, sliding patio doors, cornice, centre light, radiator, TV point.
Sliding panelled doors to:-



Dining Room:
14' x 9'7
(4.27m x 2.92m)

Sliding patio doors, centre light, radiator.



WC:
4'10 x 3'6
(1.47m x 1.07m)

Wash basin with tiled splash backs, oak laminate flooring, centre light, radiator.

Kitchen:
13'10 x 9'6
(4.22m x 2.90m)

Fitted pine cupboards and units incorporating inset vinyl 1½ bowl single drainer sink unit with mixer tap, built in "Tricity Bendix" electric oven, electric hob with overhead extractor hood, dish washer recess, upright fridge freezer recess, breakfast bar and work surfaces with tiled splash backs.
Quarry tiled floor, mini halogen ceiling lighting, radiator, outside door.



Utility Room:
9'1 x 8'8
(2.77m x 2.64m)

Plumbed for auto washer, fitted storage cupboard, strip light, radiator.
Access to integral garage.

Integral Garage:
16'4 x 10'2 internal measurement
(4.98m x 3.10m internal measurement)

Up and over door, strip light, power points, wall mounted gas fired boiler providing full central heating and hot water.

First Floor:

Landing:
12'9 x 5'5
(3.89m x 1.65m)

Airing/cylinder cupboard with immersion heater, fitted pine book shelves, centre light, smoke alarm.



Master Bedroom 1:

17'2 x 12'3
(5.23m x 3.73m)

Centre light, radiator.

En-Suite Shower Room 8'11 x 3'6 (2.72m x 1.07m excluding shower) comprising shower cubicle, vanity wash basin and low flush wc, tiled dado, centre light, radiator, electric shaver light, vanity mirror, auto vent.



Bedroom 2:

15'9 x 10'3
(4.80m x 3.12m)

Centre light, radiator.



Bedroom 3:

15'9 x 8'11
(4.80m x 2.72m)

Centre light, radiator.



Bathroom:
11'4 x 5'7
(3.45m x 1.70m)

3 piece bath suite, shower cubicle, tiled dado, centre light, radiator, auto vent.



Bedroom 4:
14' x 9'10
(4.27m x 3.00m)

Centre light, radiator.



Outside:

Front/Northerly Side:

Shared access leading to private tarmacadam forecourt parking/turning area.

Easterly Side:

Paved paths and small lawned area.

Westerly Side:

Pathway and kitchen back door; outside light, external service meter cupboards.

Rear/Southerly Side:

Paved patio area and raised lawned garden area with stone walled boundary, outside light.

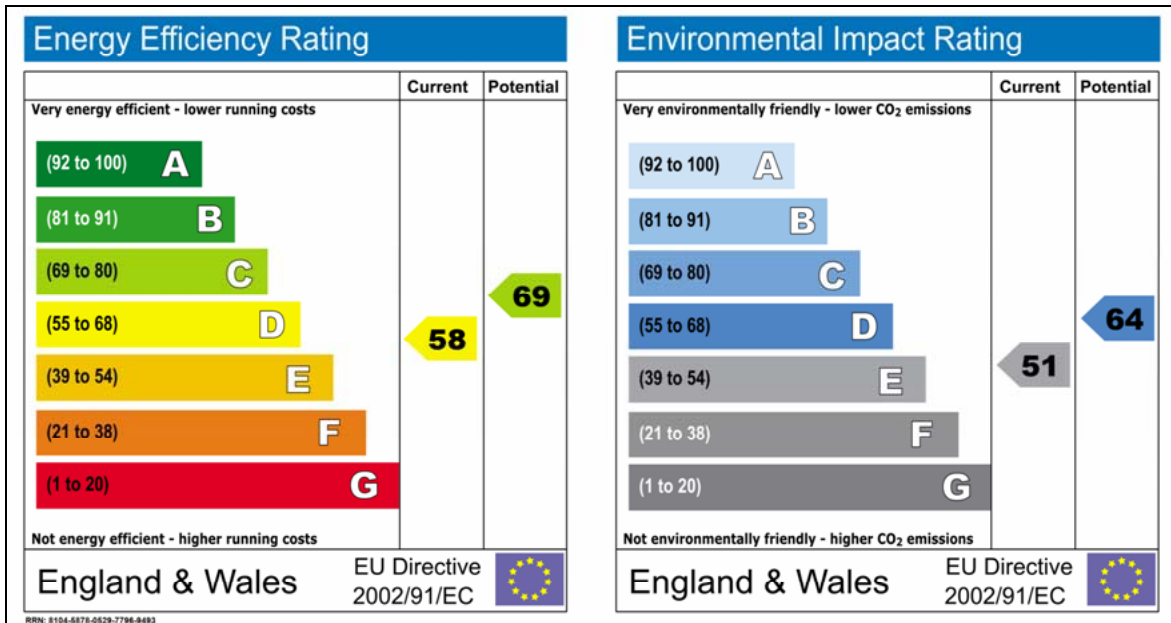




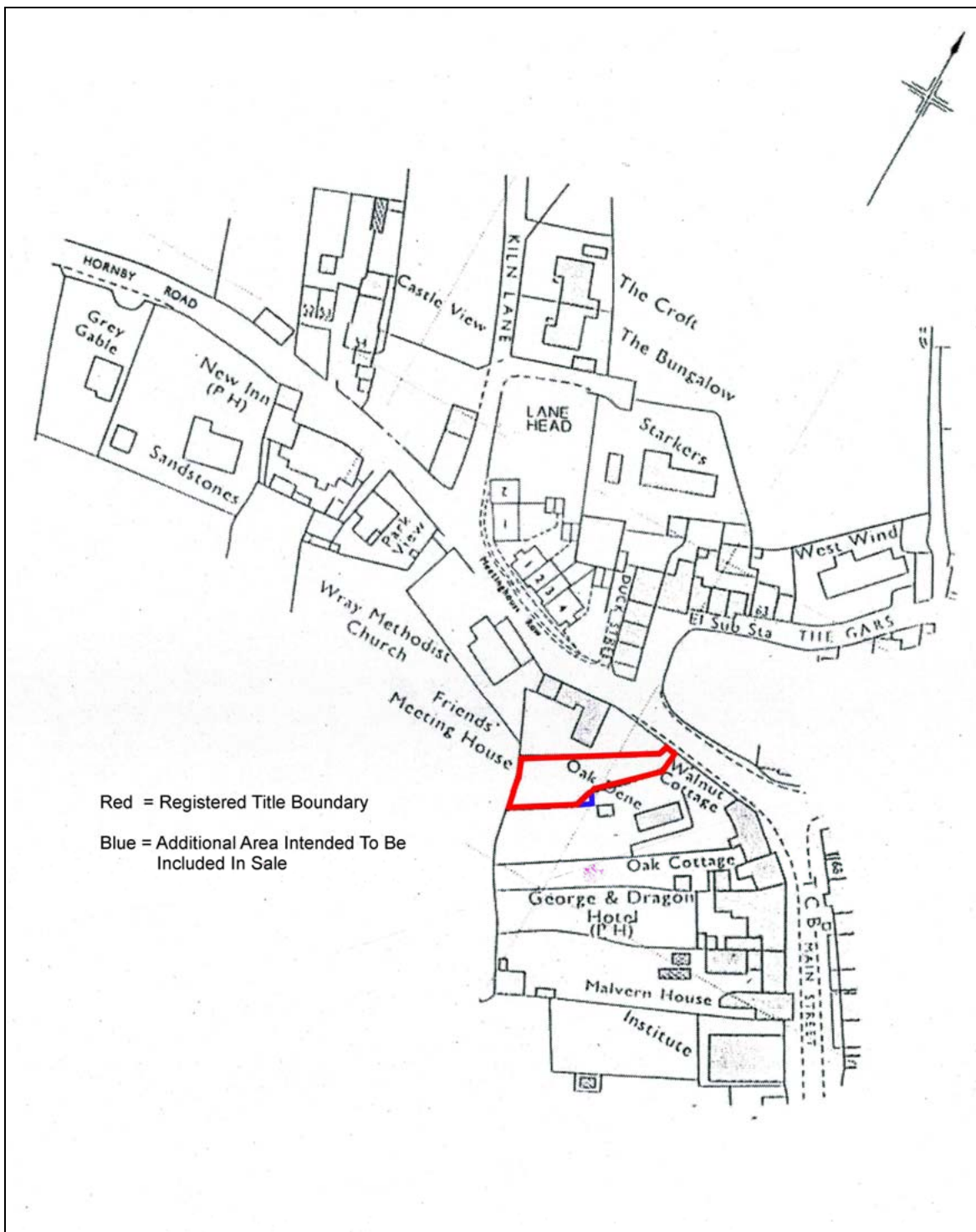
- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** F (verbal enquiry only).
- Solicitors:** Pearson & Pearson Solicitors, 15 Market Square, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AN. Tel: 015242 71222.
- Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
- Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate



Boundary Plan



Red = Registered Title Boundary
Blue = Additional Area Intended To Be Included In Sale

**Reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office.
Licence No. 100004708 FOR IDENTIFICATION PURPOSES ONLY (Not to Scale).**

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.