



2 Railway Place, Glasson Dock  
£155,000





## 2 Railway Place

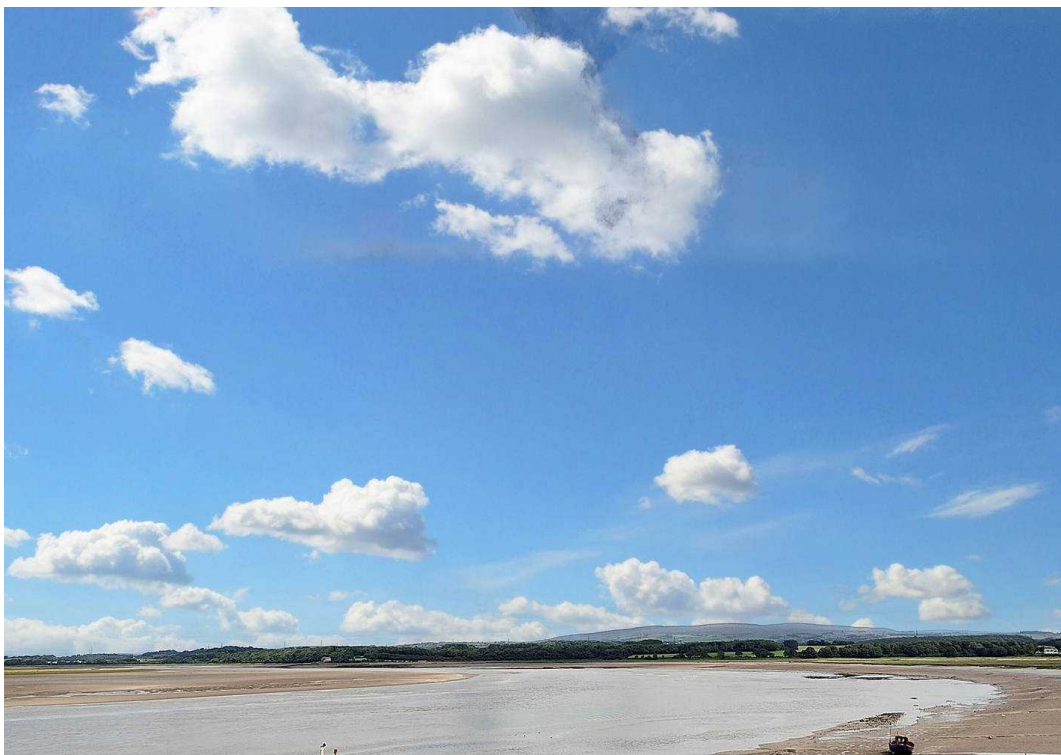
Glasson Dock, Lancaster

Ready to set sail for your next adventure? This is a real coastal cottage with everything from a cosy wood burning stove to a balcony with Lune estuary views!

Council Tax band: A

Tenure: Freehold

- Mid Terraced House
- Lune Estuary Views
- Open Plan Living w/ Balcony
- Double Bedroom
- Double Glazed Sun Porch
- Charming Garden Space
- Modern Bathroom & Kitchen
- Tucked Away Location
- Popular Village
- Transport & Travel Links





### Location

Railway Place is tucked away on the quay enjoying a prime position with views out over the quay to the Lune Estuary. Glasson is less than a ten-minute drive into Lancaster or to the M6, it enjoys great transport links and has a working port. The Marina provides berths for many yachts and Lancaster Canal runs to Glasson Basin. There are views of the basin from the house. The village is home to some fantastic local businesses such as The Smokehouse, The Quayside Cafe, The Dalton Arms pub, and a handy Local Shop on the dockside, where you'll often find children outside crab fishing on the quay! The village primary school is just a walk away and there is an active local community and church with regular events at the Village Hall too. There is also local bus service and school buses to Ripley St Thomas and Garstang Academy. The village is the catchment area for both Lancaster Grammar Schools.

### Welcome Home

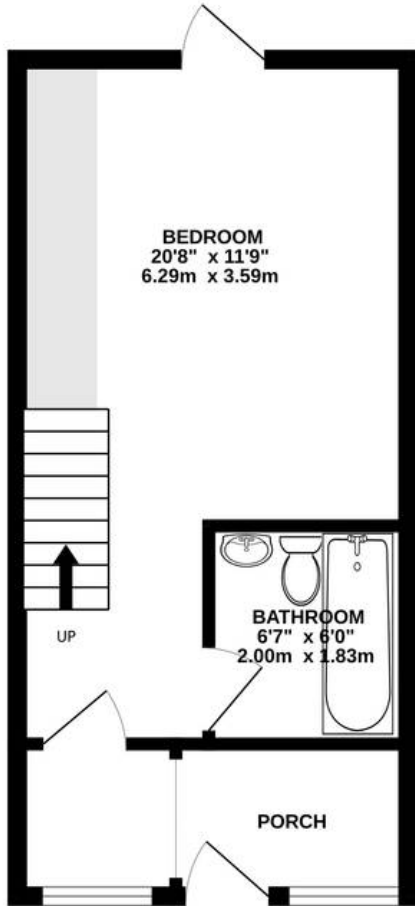
This is a house to fall in love with. The property has been updated within the last 10 years with a real attention to the character of this coastal cottage. Rich warm wood tones complement nautical notes in the décor. You will find stripped wooden floor boards and bespoke cabin style storage in both the ground floor bedroom and the attic. With the balcony looking out over the Lune Estuary you may well feel you are on the deck of ship.

### Step Inside

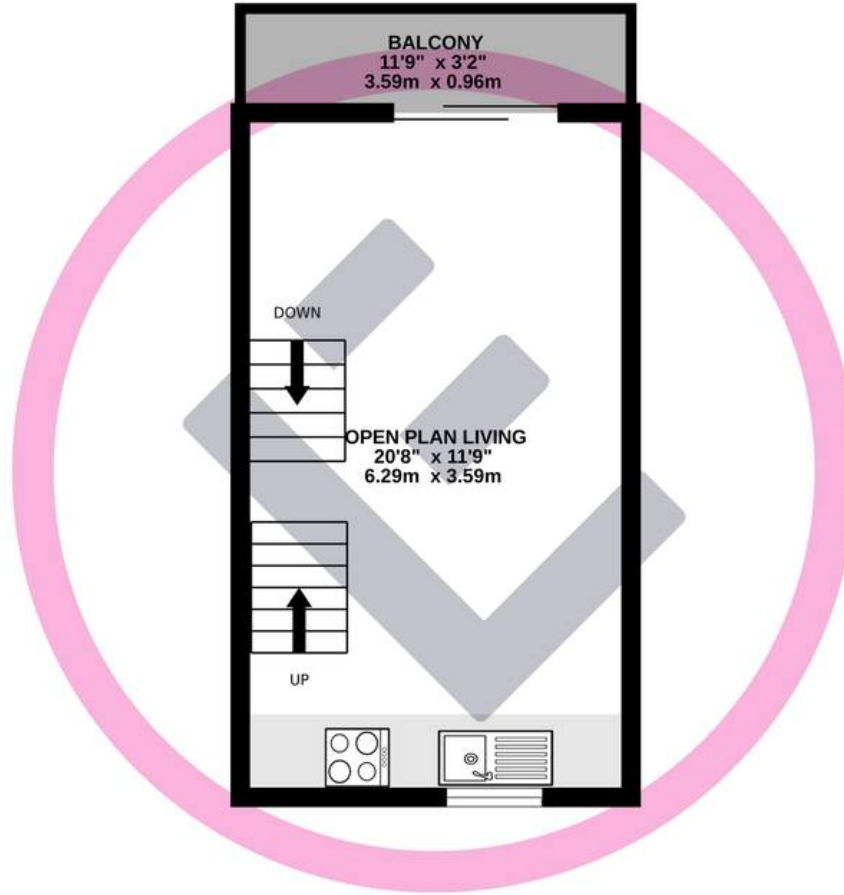
The double glazed front door opens to a charming front porch. You can really enjoy the sun here and, although tucked away, there are views over the dock to the quayside shops. The ground floor accommodates a double bedroom and bathroom. There is bespoke storage to one wall and there is also plumbing and space for a washing machine here. The back door leads out to a charming little courtyard garden with pond. The bathroom has a three piece bathroom suite with over bath shower. Décor is light, modern and fresh.



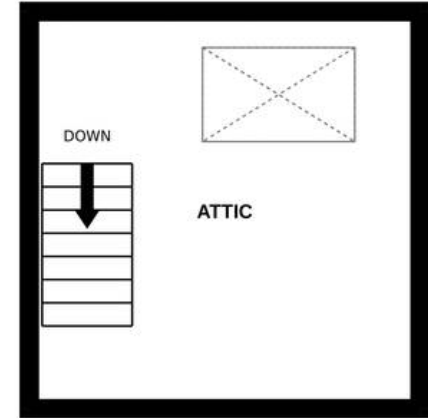
GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



2ND FLOOR  
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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