



3 Railway Place, Glasson Dock  
Lancaster

£175,000









## 3 Railway Place

Glasson Dock, Lancaster

Charming cottage in picturesque village setting with modern living. Features a double bedroom with ensuite, garden access, Lune Estuary balcony views, and allocated parking. Ideal for those seeking tranquillity and style with easy access to local amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Mid Terraced Cottage
- Lune Estuary Balcony Views
- Open Plan, Modern Living
- Double Bedroom w/ En-Suite & Garden Access
- High Spec Modern Kitchen
- Double Glazed Sun Porch
- Charming Garden Space & Outhouse
- Allocated Parking
- Popular Village
- Transport & Travel Links









### Welcome Home

Open the double glazed stable style door to the front sun porch and you are greeted by an immaculate home, perfectly ordered to offer everything you could wish for. Off the hallway stairs lead up to the living accommodation and a door to the right opens to the guest cloakroom/ WC. The living space is light, bright and open plan. A balcony offers space to sit and admire the river and fell views. The current owners have an impressive freestanding gas stove which offers a characterful focal point to the living space. Heating is all electric and the efficient new Fischer system has a ten year guarantee running from 2024.

### Kitchen Diner

The kitchen diner has been updated with no expense spared. Integrated appliances, panelled cabinets and solid granite sparkle top countertops are complemented by low profile splash backs and a feature glazed splash back to the Bosch hob. There is also an integrated oven, washer, fridge freezer and dish washer. Plantation blinds to the front create the perfect finish and there is wood effect flooring. The large household store cupboard even has an integrated, automatic light to make life easy. The loft is fully boarded and has light and power for additional useable storage space.

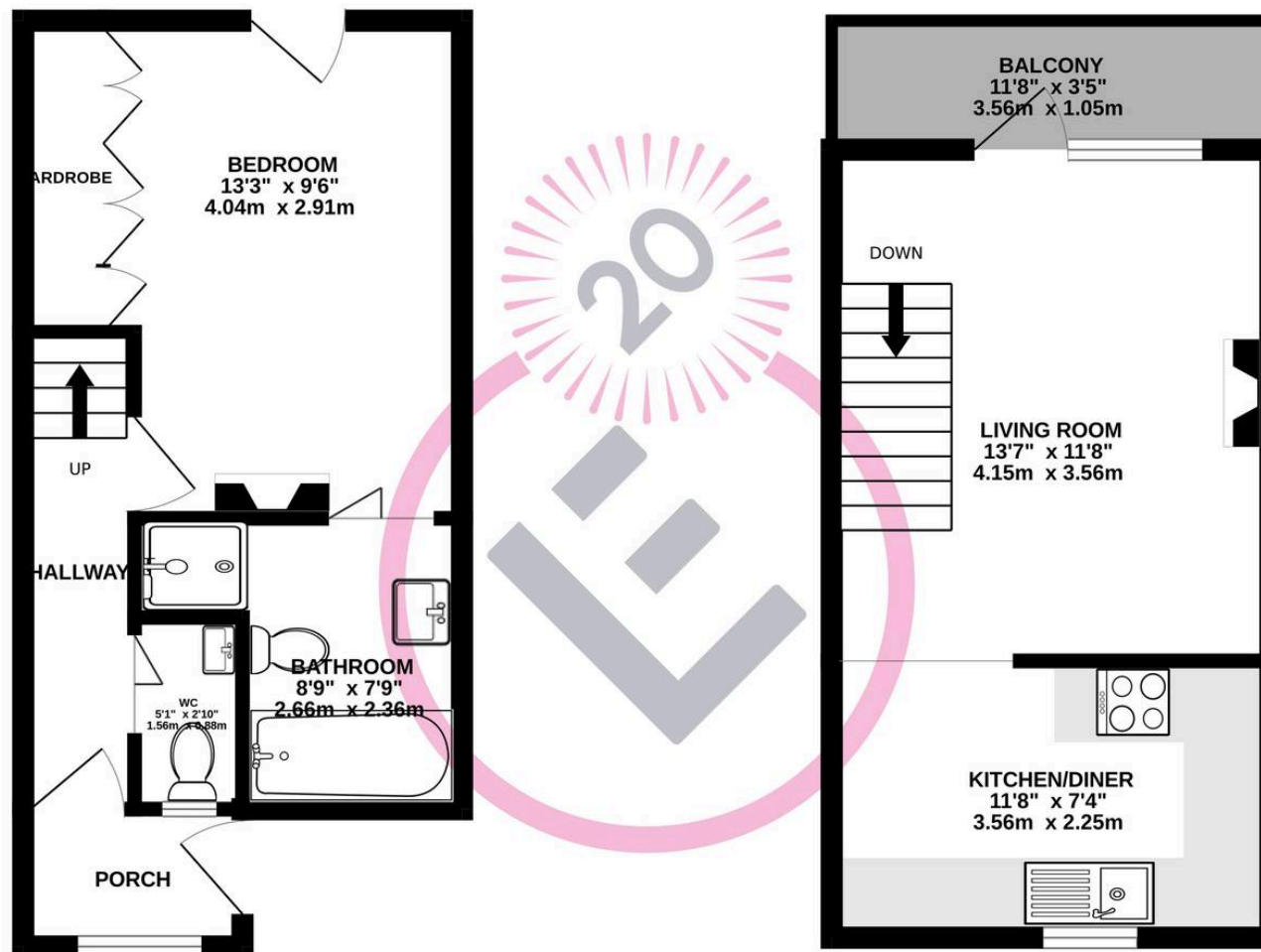
### Bedroom & Bathroom

The generous double bedroom enjoys built in wardrobes and has a stable style, double glazed door which opens to the garden at the rear. The bedroom enjoys an en-suite four piece bathroom which is also finished to the highest of standards. The shower enclosure is tucked to one side and there is a Jacuzzi bath, wash basin with storage and a WC. Tiling is elegant white and blue complemented by the plantation blinds to the front window. The bathroom also enjoys underfloor heating for that luxury finish.



GROUND FLOOR  
263 sq.ft. (24.5 sq.m.) approx.

1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (47.0 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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## Lancastrian Estates

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