

Road Map



Hybrid Map

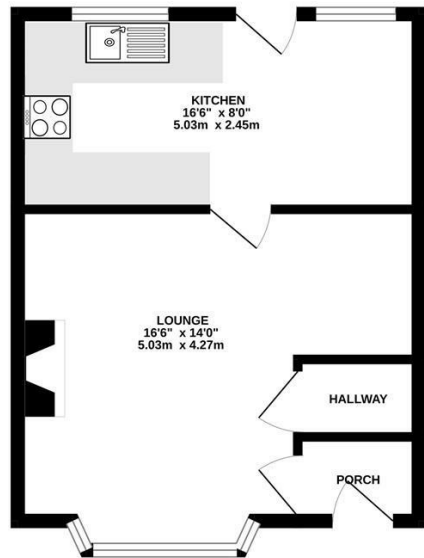


Terrain Map

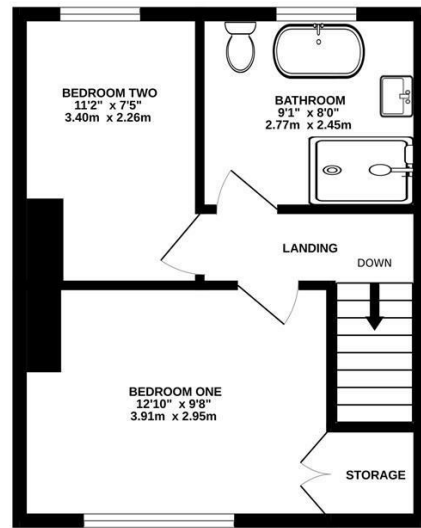


Floor Plan

GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

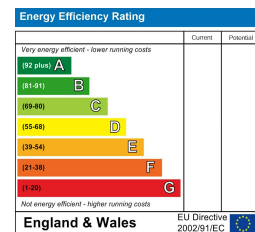
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



6 Railway Cottage

Station Road, Salwick, PR4 0YH

Offers In The Region Of £230,000 2 1 1



# 6 Railway Cottage

Station Road, Salwick, PR4 0YH

Offers In The Region Of £230,000



## Introduction

Originally built for railway workers in the early 1900s, these red brick mid terrace cottages rarely come to the market.

Providing spacious modern living with a sense of charm and character, this property is ideal for those looking for semi rural living in a quiet and picturesque location with the convenience of local transport links.

Walking distance to Salwick Train Station and a short drive to the A583 providing easy access to Preston and Kirkham.

Viewings are highly recommended.

## Porch

Door to front leading from private front garden into property. Access into ground floor lounge. Meter cupboard and tiled floor.

## Lounge

UPVC double glazed bay window to front. Modern log burner housed within open chimney with wooden beam mantel and quartz hearth. Door leading to stair case. Luxury vinyl flooring, ceiling light and radiator.

## Kitchen

UPVC double glazed window to rear. Composite stable style door leading to rear garden, Range of wall and base units with worktop above. Ceramic hob with electric oven beneath. Porcelain sink with mixer tap above. Plumbed for washing machine. Treated brick walls and treated wooden beam to ceiling. Feature glass splashback with Highland cow design. Tiled floor, radiator and ceiling lights.

## First Floor Landing

Stair case leading from lounge. Stained glass window with 'Humming Bird' design to ground level. Original stained glass ceiling light. Carpeted stairs and ceiling lights.

## Bedroom One

12'10" x 9'8"

UPVC double glazed window to front. Solid wooden floors, storage cupboard, ceiling light and radiator.

## Bedroom Two

11'3" x 7'6"

UPVC double glazed window to rear. Solid wooden floors, ceiling light and radiator.

## Bathroom

8'10" x 7'11"

UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; freestanding clawfoot bath tub, walk in twin shower cubicle with glass partition, pedestal wash hand basin and low flush WC. Tiled walls and floor. Ceiling light and radiator.

## Exterior

On road parking to front. Gated courtyard garden to front elevation  
Low maintenance paved rear garden.

## Further Information

Tenure - Freehold  
Council Tax Band - B - Fylde Borough Council  
EPC Rating C  
Gas Central Heating  
Communal Septic Tank Drainage

