



athertons  
estate agents



18 Ainspool Lane, Churchtown, PR3 0HU  
Offers Over £550,000



# 18 Ainspool Lane, Churchtown, PR3 0HU

Situated in the highly sought after hamlet of Churchtown, close to the market town of Garstang, you will find this beautiful home full of character. Lovingly referred to by locals as 'The Gingerbread House' this fabulous family home is hitting all the right notes with four bedrooms, two bathrooms and mature wrap around gardens.

All enquiries, viewings and any other aspects of the sale are being handled exclusively by our partner agent Go Estate Agency, Longridge.



Ainspool Lane  
Total Approx. Floor Area 1803 Sq ft. (167.5 Sq.M.)

Surveyed and drawn by Lorna Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any errors.



| Energy Efficiency Rating                    |         |
|---|---------|
| Very energy efficient - lower running costs | Current |
| (92 plus) A                                 |         |
| (81-91) B                                   |         |
| (69-80) C                                   |         |
| (55-68) D                                   |         |
| (39-54) E                                   |         |
| (21-38) F                                   |         |
| (1-20) G                                    |         |
| Not energy efficient - higher running costs |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|---|---------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current |
| (92 plus) A   |         |
| (81-91) B   |         |
| (69-80) C   |         |
| (55-68) D   |         |
| (39-54) E   |         |
| (21-38) F   |         |
| (1-20) G  |         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| England & Wales   |         |
| EU Directive 2002/91/EC   |         |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.