

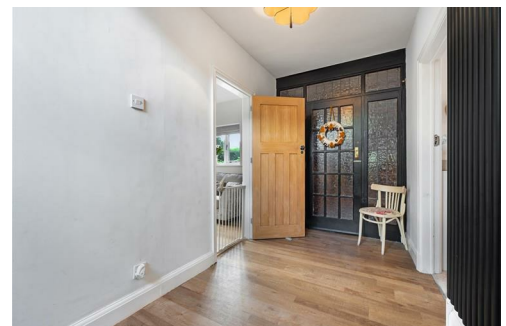


18 Ainspool Lane,
Churchtown

Offers Over £550,000

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.



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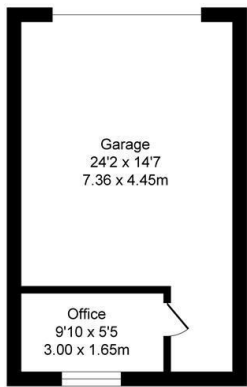
A modern fitted kitchen with cream coloured units finished with a black granite worktop will be the heart of the home. With plenty of room for a dining table, and sofa to make this a true family room. With two sets of French style doors opening on to a patio for alfresco dining. A door off the dining area to the ground floor cloaks with W.C and wash basin. The lounge, which can be entered from the hallway and kitchen, with its electric stove is perfect for cosy winter night. Two bedrooms (which could be utilised as further reception areas instead if required), the larger with built in wardrobes and French style door to the garden, are entered from the hallway on the ground floor.

To the first floor are two further bedrooms. Both bedrooms feature built in wardrobes. The main bathroom, is Jack and Jill style with the larger bedroom, and an en-suite is a wonderful addition to the second bedroom on the first floor. This property has been lovingly refurbished to a high standard and has been well loved and cared for.

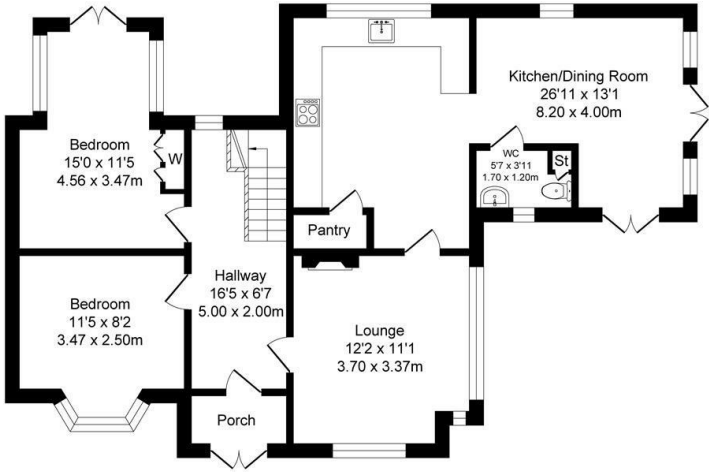
The gardens with its established trees and hedges make this property a little hideaway. Plenty of space for adults and children alike, and very accommodating for those wanting to relax and enjoy the surroundings, or the keen garden enthusiast. Finishing of this property is a double garage with integral office space and off road parking. Excellent links to the motorway, and close to all local amenities and the larger towns beyond there is something for everyone. This unique house really is a must view!

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

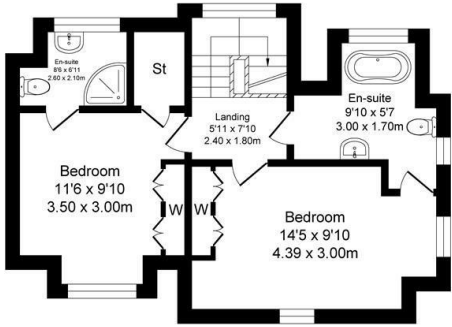
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor
Area 352 Sq.Ft
(32.7 Sq.M.)



Ground Floor
Approx. Floor
Area 966 Sq.Ft
(89.7 Sq.M.)



First Floor
Approx. Floor
Area 485 Sq.Ft
(45.1 Sq.M.)



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.