
The Maltings

Penwortham – Preston

A collection of 2, 3 & 4 bedroom mews, semi-detached and detached homes in Penwortham, on the outskirts of the city of Preston.



Perfectly located in Penwortham, in a green oasis close to Preston city centre, The Maltings is ideal for first time buyers and growing families. Here, all our new homes boast a high specification throughout, and each has been built with traditional methods but with a modern twist. You can look forward to the peace of mind that's synonymous with a Linden home.

Penwortham is a historic town on the south bank of the River Ribble. Just 3 miles from Preston city centre The Maltings is ideal for commuting around the cities of the North West, with good A-road and Motorway links to Blackburn (12 miles) Manchester (31 miles) and Liverpool (36 miles).

The Maltings is close to the shops, a chemist and a leisure centre with a swimming pool. It's perfect for families, with a range of pre-schools, primary and three secondary schools. Brilliant family days out from The Maltings will include areas of outstanding beauty including The Ribble Estuary National Nature Reserve and The Forest of Bowland.

The Maltings

Penwortham, Preston PR1 9FD

A collection of 2 bedroom apartments and 2, 3 & 4 bedroom homes



All journey times and distances are approximate.

The Maltings

Penwortham – Preston

Development layout



- The Arun
2 bedroom home
 - The Calder
3 bedroom home
 - The Thames
4 bedroom home
 - The Trent
4 bedroom home
 - The Avon
3 bedroom home
 - The Dee
4 bedroom home
 - The Ribble
4 bedroom home
 - The Bailey
3 bedroom home
 - Apartments
- Garage Entrance
 - bs Bin Store Area
 - bc Bin Collection Area
 - cs Cycle Store Area

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Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.

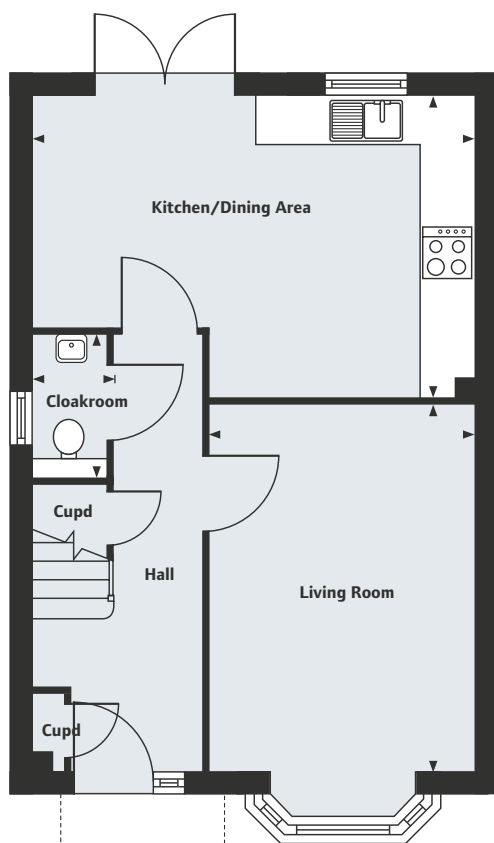
Linden
HOMES

The Maltings

Penwortham – Preston

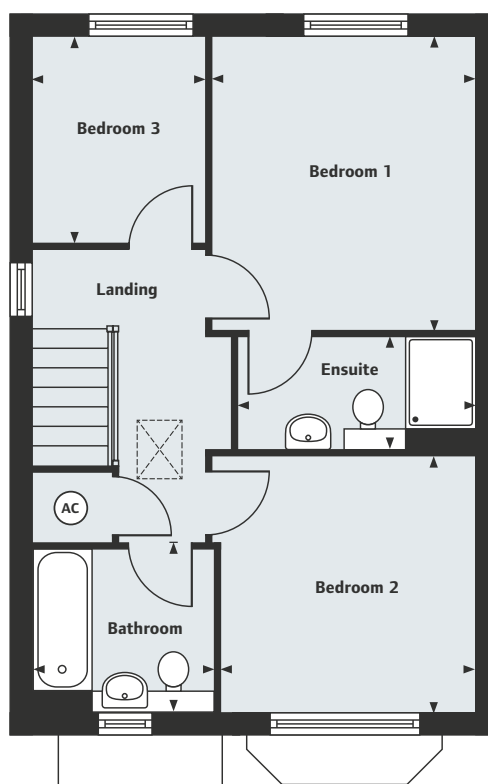
The Bailey

3 bedroom home



Ground Floor

Living Room	14'3" x 10'3"
Kitchen/Dining Area	17'3" x 11'11"
Cloakroom	5'7" x 2'11"



First Floor

Bedroom 1	11'5" x 10'3"
Ensuite	9'3" x 4'4"
Bedroom 2	10'3" x 10'1"
Bedroom 3	7'8" x 6'8"
Bathroom	6'8" x 6'3"

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01772 307433

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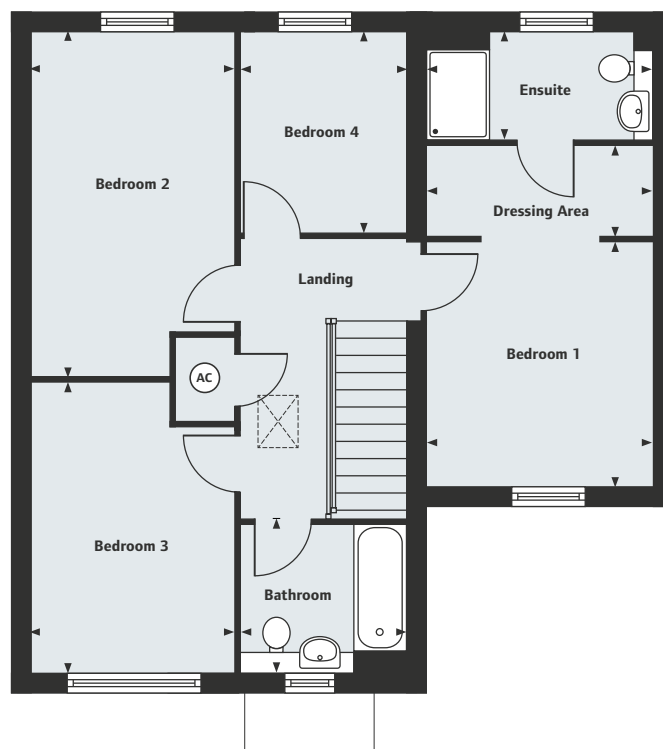
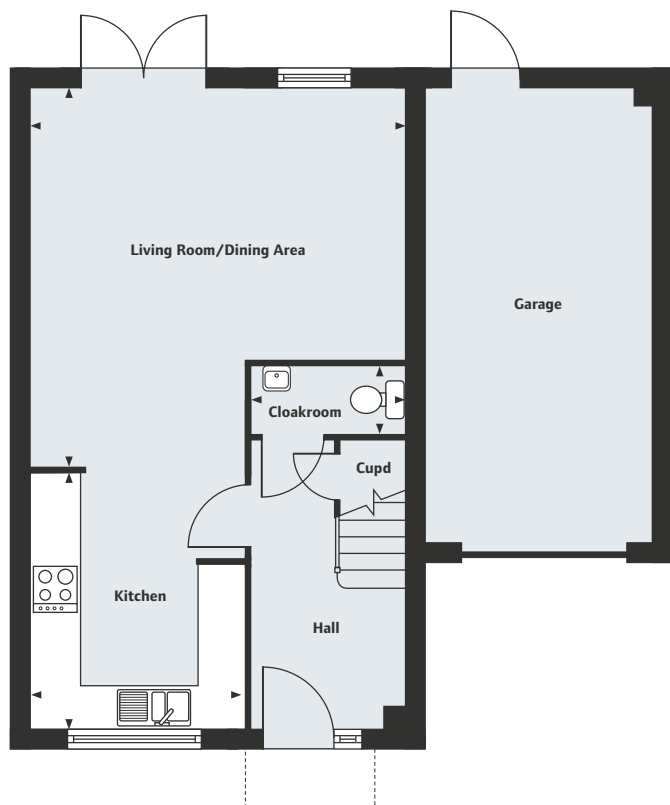
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The Maltings

Penwortham – Preston

The Dee

4 bedroom home



Ground Floor

Living Room/Dining Area	17'4" x 16'2"
Kitchen	10'3" x 9'1"
Cloakroom	9'0" x 2'11"

First Floor

Bedroom 1	10'8" x 9'10"
Dressing Area	9'10" x 3'11"
Ensuite	9'10" x 4'7"
Bedroom 2	15'0" x 8'9"
Bedroom 3	12'7" x 8'9"
Bedroom 4	8'8" x 7'1"
Bathroom	7'1" x 6'11"

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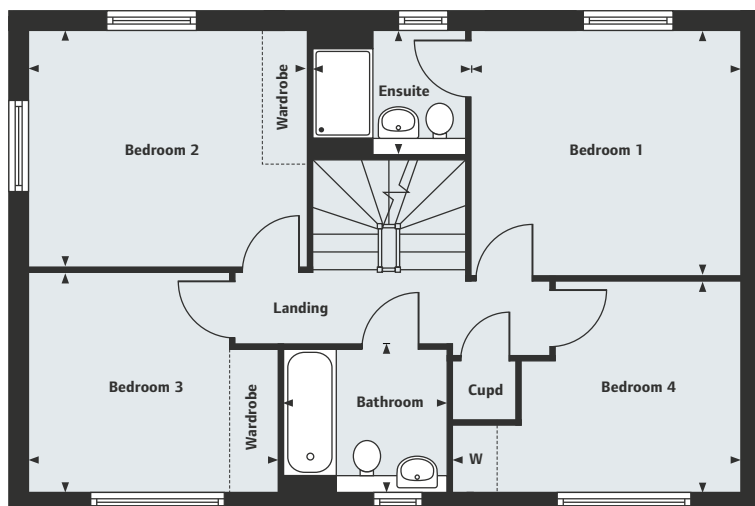
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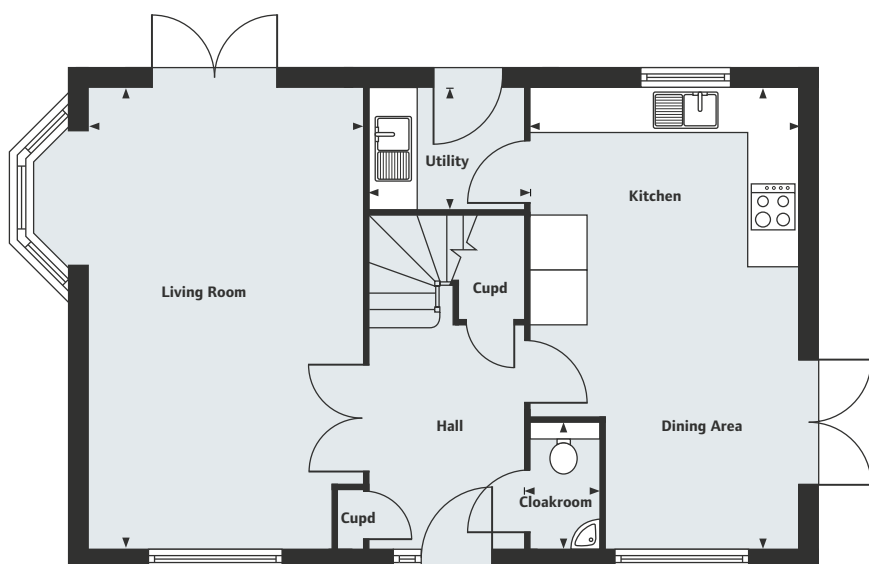
The Thames

4 bedroom home



First Floor

Bedroom 1	3.68m x 3.05m	12'1" x 10'0"
Ensuite	1.97m x 1.60m	6'6" x 5'3"
Bedroom 2	3.66m x 3.05m	12'0" x 10'0"
Bedroom 3	3.66m x 3.01m	12'0" x 9'11"
Bedroom 4	3.68m x 3.01m	12'1" x 9'11"
Bathroom	1.97m x 1.91m	6'6" x 6'3"



Ground Floor

Living Room	6.15m x 3.62m	20'2" x 11'11"
Kitchen/Dining Area	6.15m x 3.63m	20'2" x 11'11"
Utility	1.98m x 1.60m	6'6" x 5'3"
Cloakroom	1.75m x 1.27m	5'9" x 4'2"

Bay window positions may vary on some plots.

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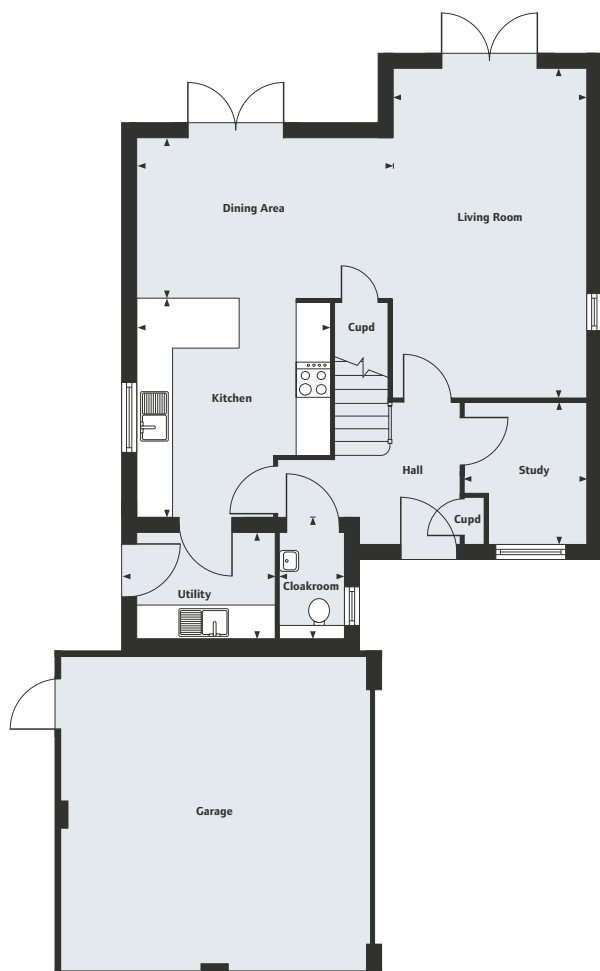
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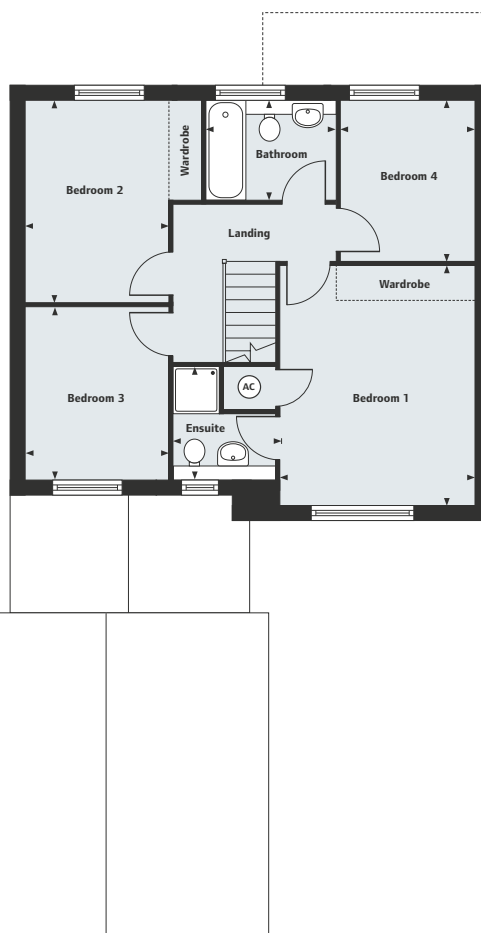
The Trent

4 bedroom home



Ground Floor

Living Room	18'10" x 10'11"
Dining Area	14'8" x 9'1"
Kitchen	12'7" x 11'1"
Utility	7'10" x 5'9"
Study	8'0" x 6'11"
Cloakroom	5'9" x 3'7"



First Floor

Bedroom 1	13'9" x 11'1"
Ensuite	6'8" x 5'9"
Bedroom 2	10'8" x 10'2"
Bedroom 3	10'8" x 8'2"
Bedroom 4	9'1" x 7'10"
Bathroom	7'1" x 5'8"

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	2 bedroom homes	3 bedroom homes	4 bedroom homes	2 bedroom apartments
Kitchens				
A choice of contemporary wall and base units from Symphony Kitchens	•	•	•	•
A choice of 40mm laminate worktops with matching upstand	•	•	•	•
Stainless steel single electric fan oven, stainless steel gas hob and splashback	•	•		•
Stainless steel double electric fan oven, stainless steel gas hob and splashback			•	
Stainless steel chimney hood	•	•	•	•
Soft close doors and drawers	•	•	•	•
Bathrooms				
A contemporary white bathroom suite by Ideal Standard	•	•	•	•
Tiling range by Porcelanosa	•	•	•	•
Tiling provided around bath and half height to sanitaryware walls	•	•	•	•
Shower over the bath	•	•	•	•
Lighting and Electrical				
TV point to lounge, bedrooms and kitchen	•	•	•	•
BT points to lounge and bedroom 1	•	•	•	•
Downlights to kitchen, bathroom and ensuite	•	•	•	•
White electrical switches and sockets throughout	•	•	•	•
Power and lights to garages	•	•	•	•
Heating				
Energy efficient gas boiler central heating and hot water	•	•	•	•
White radiators	•	•	•	•
External Features				
External light to front and rear	•	•	•	
Wall or fencing provided to all boundaries (ask Sales Executive for plot details)	•	•	•	•
Peace of Mind				
Multi point locking system to front doors and rear/side doors	•	•	•	
Lockable double glazed windows (except for escape windows)	•	•	•	•
Mains wired smoke detectors, heat detectors and CO ₂ detectors	•	•	•	•

How to Find The Maltings



From A59 Preston city centre

Follow Fishergate down the hill towards the River Ribble. Cross the River on Liverpool Road and turn left onto the A59 towards Leyland and Chorley. At the roundabout, take the 1st exit onto the B5254 towards Middleforth. At the roundabout take the 2nd exit onto Marshalls Brow. Turn right onto Hill Road S, then turn left onto Malthouse Way. The site is on your left.

From J2 on the M65/J29 on the M6

Follow the signposts to the A6 northbound towards Preston. At the second roundabout turn left onto the B5257 Browndedge Road. Go through one roundabout then turn right onto Leyland Road (B5254). At the roundabout, take the 1st exit onto Marshalls Brow. Turn right onto Hill Road S, then turn left onto Malthouse Way. The site is on your left.

