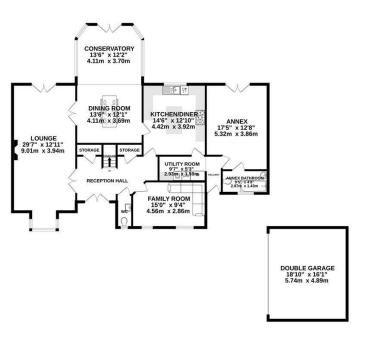
GROUND FLOOR 1814 sq.ft. (168.5 sq.m.) approx



1ST FLOOR 1294 sq.ft. (120.2 sq.m.) approx.

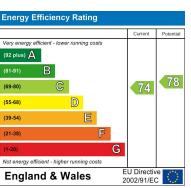


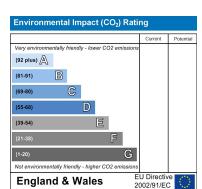
TOTAL FLOOR AREA: 3107 sq.ft. (288.7 sq.m.) approx.

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.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







BEN ROSE



Valley Road, Penwortham, Preston

Offers Over £734,950

Ben Rose Estate Agents are pleased to present to market this truly exceptional five-bedroom detached residence, set within an exclusive and secluded development in the heart of Penwortham. Situated on an expansive plot of approximately four acres, including circa 3.7 acres of additional land to the rear, this property offers a rare combination of privacy, elegance, and versatility – perfect for growing families or those seeking multi-generational living. Tucked away and surrounded by mature woodland, the home enjoys a tranquil setting while remaining within easy reach of local amenities. The vibrant centre of Penwortham is just a short drive away, offering a range of boutique shops, restaurants, and excellent schools. Convenient transport links include easy access to the A59, M6 and M65 motorways, with Preston city centre and its mainline train station offering direct links to Manchester, Liverpool, and London, all within close proximity.





