



redrose

5 Mill Court

Samlesbury, Lancashire, PR5 0AF

A beautifully presented four-bedroom semi-detached family home located within the exclusive Mill Court development in the charming village of Samlesbury. Offering spacious and versatile accommodation throughout, the property features two generous reception rooms, two modern bathrooms, and well-proportioned bedrooms ideal for family living. Finished to a high standard, this freehold home combines contemporary comfort with a peaceful semi-rural setting. With private parking, attractive surroundings, and excellent access to Preston, Blackburn, and major motorway links, this property offers the perfect balance of countryside living and everyday convenience.

Guide Price £385,000

EPC Rating 'B'





Property Description

ENTRANCE HALLWAY

Polyfloor wood effect flooring. Under floor heating. Doors off to kitchen, lounge, study and ground floor WC. Stairs to first floor.

KITCHEN

12' 9" x 12' 9" (3.9 m x 3.9m) Polyfloor wood effect flooring. Under floor heating. Fitted with a range of navy shaker style units with granite effect worksurfaces, incorporating sink unit. Built in fridge and freezer, oven, hob and extractor. Space for dining table. Two double glazed windows to front.

LOUNGE

13' 5" x 12' 9" (4.1m x 3.9m) An impressive and generously proportioned lounge, beautifully presented and filled with natural light, creating a warm and inviting atmosphere. This elegant living space offers ample room for both relaxation and entertaining, with a refined finish throughout and plenty of space for freestanding furnishings. Polyfloor wood effect flooring. Two double glazed patio doors to rear.



STUDY

7' 2" x 3' 3" (2.2m x 1.0m)

A well-appointed study, ideal for home working, offering a quiet and versatile space with a pleasant outlook and room for office furnishings. Polyfloor wood effect flooring. Double glazed window to rear.

Downstairs WC

7' 2" x 3' 3" (2.2m x 1.0m) With low level WC and hand wash basin. Heated towel rail. Double glazed windows to side.



FIRST FLOOR

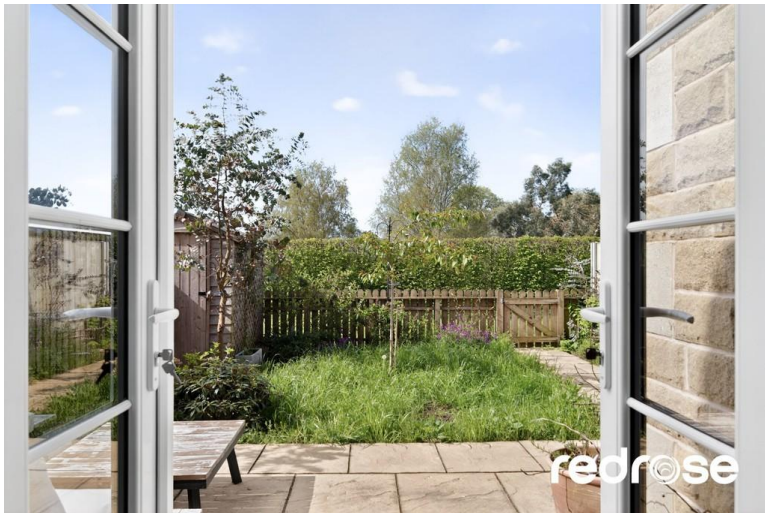
Landing with doors off to all bedrooms and family bathroom.

BEDROOM ONE

12' 9" x 10' 9" (3.9m x 3.3m) An impressive master bedroom, generously proportioned and beautifully presented, offering a bright and tranquil retreat with ample space for freestanding furnishings. Two double glazed windows with lovely views over the countryside to the rear. Door to ensuite.

ENSUITE

6' 2" x 5' 2" (1.9m x 1.6m) With shower cubicle, low level WC and hand wash basin in vanity unit. Part tiled walls.



BEDROOM TWO

12' 9" x 8' 2" (3.9m x 2.5m) A spacious second bedroom, well-presented and versatile, offering ample room for furnishings and enjoying a light and airy feel. Two double glazed windows to front.

BEDROOM THREE

10' 9" x 7' 2" (3.3m x 2.2m) A well-proportioned third bedroom, tastefully presented and offering a versatile space ideal as a bedroom, nursery or home office. A double glazed window to rear.

BEDROOM FOUR

8' 6" x 7' 2" (2.6m x 2.2m) A well-sized fourth bedroom, neatly presented and offering a versatile space suitable for guests, a nursery or a home office. Double glazed window to front.



FAMILY BATHROOM

7' 2" x 6' 2" (2.2m x 1.9m) A well-appointed family bathroom finished in a clean, contemporary style. A suite comprising panel bath with shower over, low level WC and hand wash basin in vanity unit. Part tiled walls.



GARDEN

A beautifully maintained rear garden, offering a private and well-stocked outdoor space with lawn, mature planting and patio areas ideal for relaxing and entertaining. South west facing back gardens large patio area with lawn. Garden shed.

COMMUNAL AREA

Space for pet exercise and childrens play subject to fair use policy.

PARKING

Two spaces, 1 x EV charging point, Border with planting.



COURTYARD

Private Courtyard parking - Access to communal parking spaces (undesigned) - Access to compound for wheelie bins

LOCATION

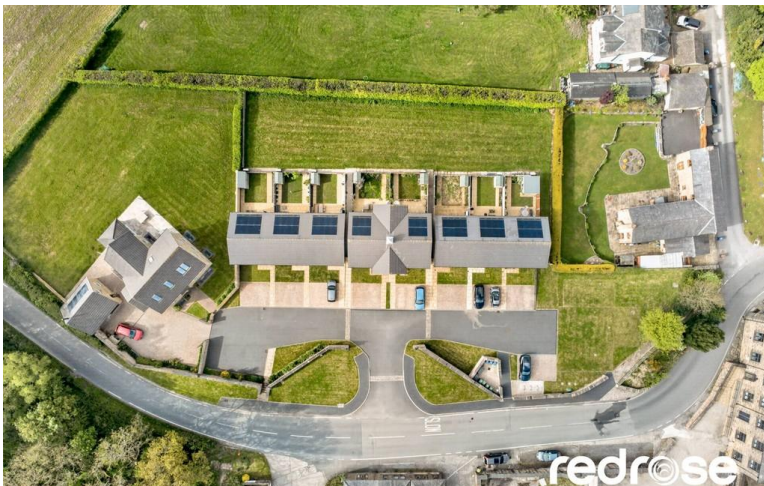
Samlesbury is a sought-after Lancashire village offering a peaceful semi-rural setting with excellent connectivity. Surrounded by open countryside yet conveniently located near Preston, Blackburn, and the M6/M65 motorway network, it combines village charm with practical commuter access. The area is well known for the historic Samlesbury Hall and its strong links to the nearby aerospace and business hub at Samlesbury Enterprise Zone, making it popular with professionals and families seeking a balance of countryside living and modern convenience.

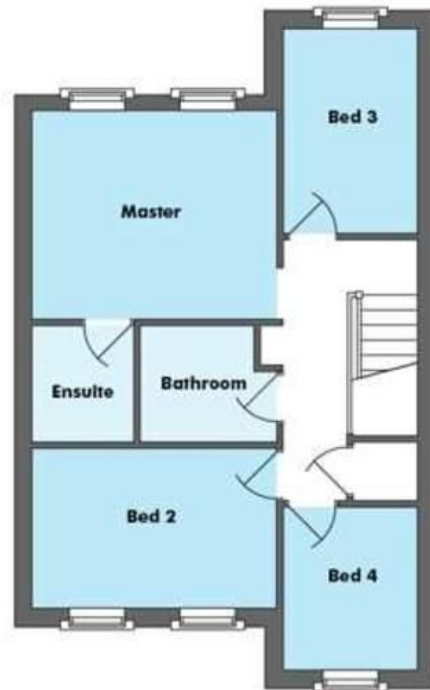
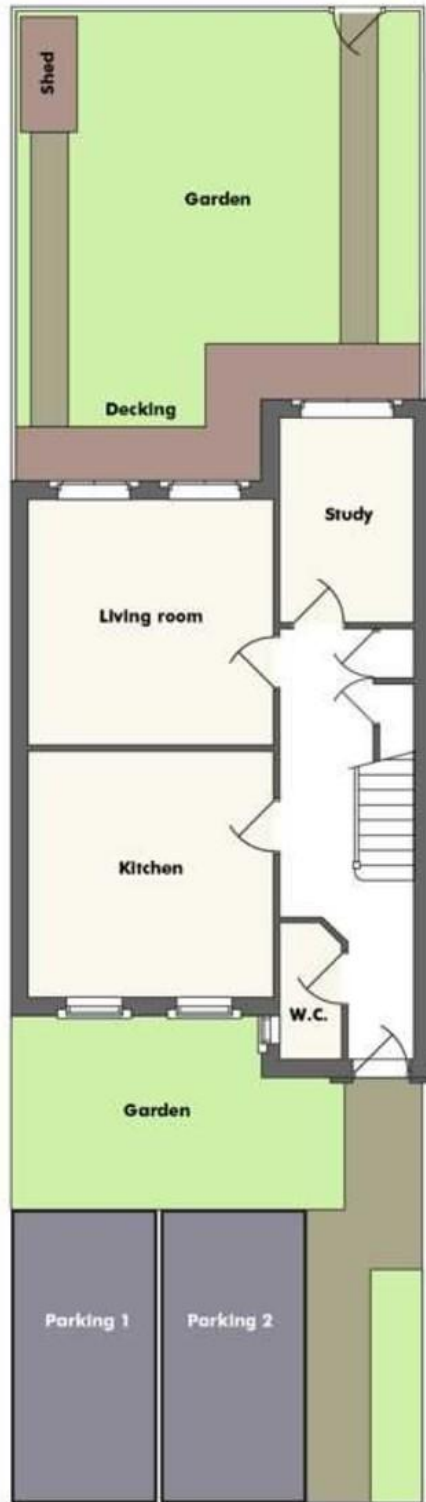


MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements