



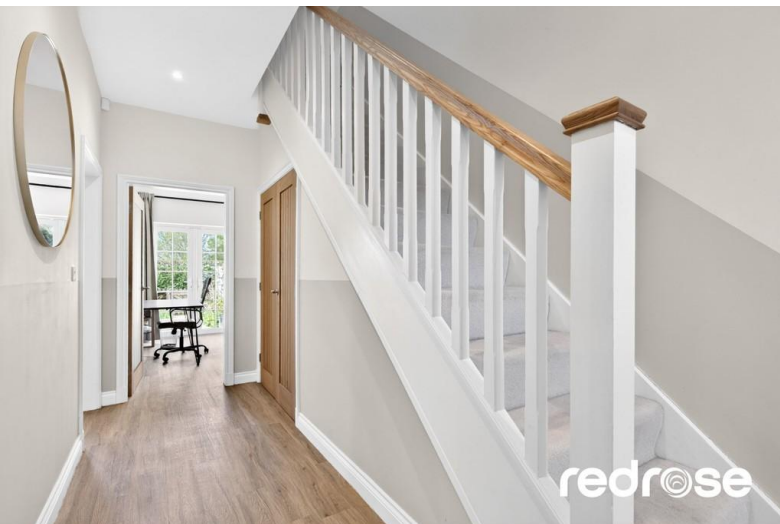
**redrose**

**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.

**£400,000**  
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) Polyfloor wood effect flooring. Two double glazed patio doors to rear.



#### STUDY

7' 2" x 3' 3" (2.2m x 1.0m) Polyfloor wood effect flooring. Double glazed window to rear.

#### 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) 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) Two double glazed windows to front.

#### BEDROOM THREE

10' 9" x 7' 2" (3.3m x 2.2m) Double glazed window to rear.

#### BEDROOM FOUR

8' 6" x 7' 2" (2.6m x 2.2m) Double glazed window to front.



#### FAMILY BATHROOM

7' 2" x 6' 2" (2.2m x 1.9m) Fitted with a suite comprising panel bath with shower over, low level WC and hand wash basin in vanity unit. Part tiled walls.





#### GARDEN

Southwest facing back gardens Large patio area with lawn. Garden shed.

#### COMMUNAL FIELD

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

#### PARKING

2 x 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

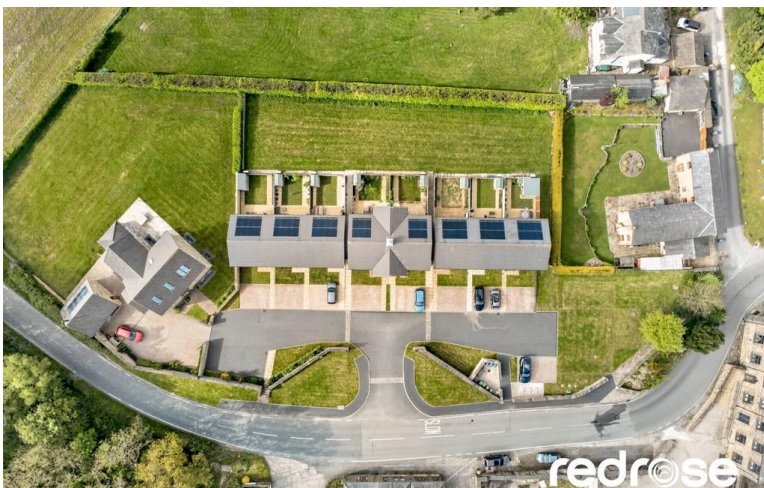
Samlesbury is a sought-after Lancashire village offering a peaceful semi-rural setting with excellent connectivity. Surrounded by open countryside yet conveniently located near Preston, Blackburn, and the M6/M65 motorway network, it combines village charm with practical commuter access. The area is well 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.

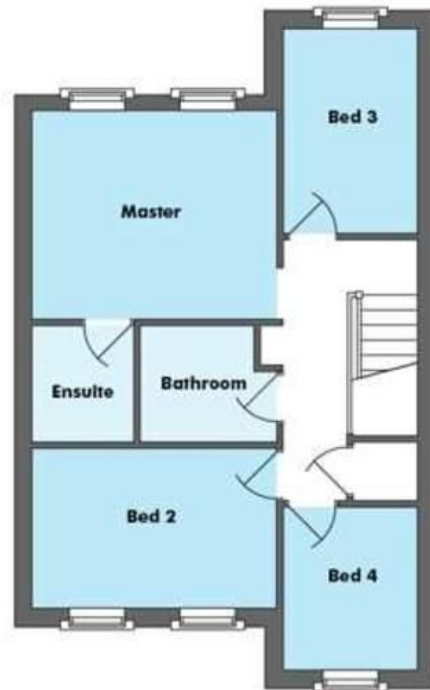
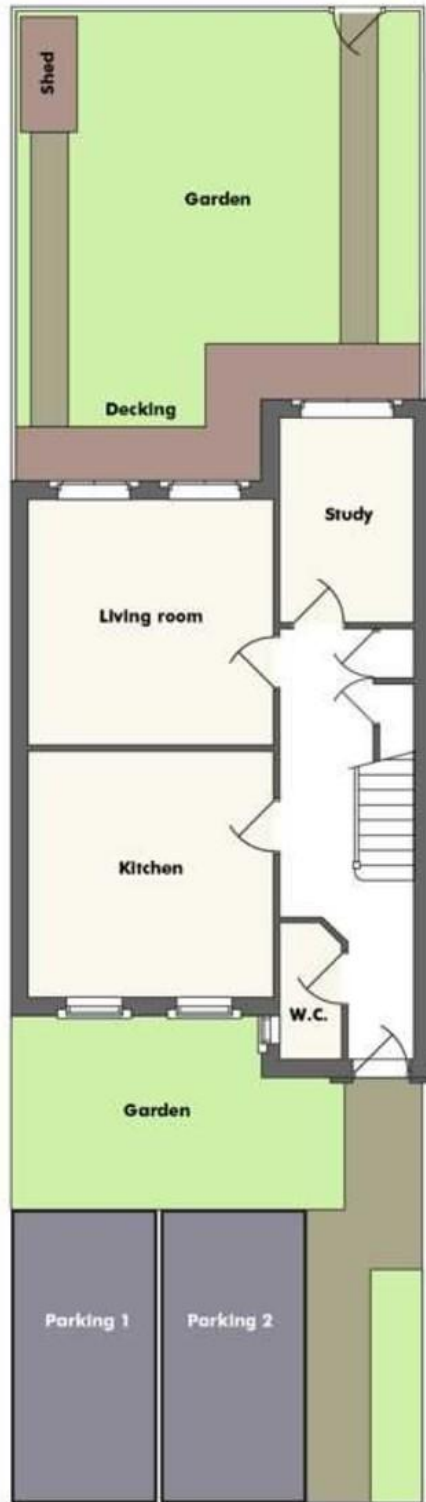


#### MORTGAGES

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.







Redrose  
 15 Barnes Wallis Way  
 Buckshaw Village  
 Chorley  
 Lancs

[www.redrosepm.co.uk](http://www.redrosepm.co.uk)  
[sales@redrose.co.uk](mailto:sales@redrose.co.uk)  
 01772 456558

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