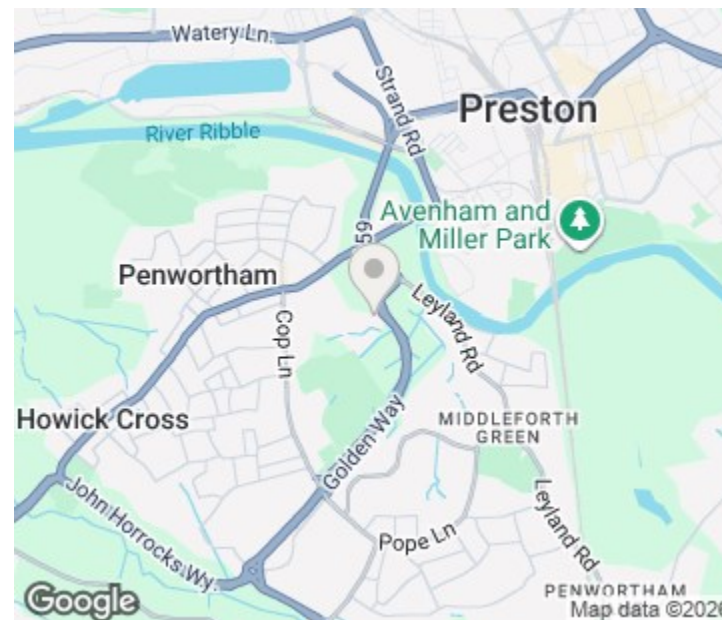


**Valley Road, Penwortham, Preston**

**Offers Over £699,950**

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.



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 74, Potential 78

