



## Cherry Wood, Penwortham, Preston

**Offers Over £474,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented and spacious six-bedroom detached family home, located in the highly desirable area of Penwortham, Lancashire. This impressive property offers a perfect blend of style, comfort, and functionality, ideally suited for growing families. Set within walking distance of Penwortham village, residents can enjoy a wonderful selection of independent shops, cafés, bars, and restaurants, along with well-regarded schools and scenic parks. The home is conveniently positioned for Preston city centre and offers excellent transport links, including nearby access to the M6 and M65 motorways, as well as rail services from Preston Station connecting to major cities across the North West.

Stepping through the bright and welcoming entrance hall, you are immediately struck by the sense of space and light throughout the home. The open-plan lounge features a large window and French doors leading into the dining room, creating a seamless flow for entertaining or family living. The dining room, positioned at the rear, opens out to the garden through additional French doors, ideal for indoor-outdoor living. A separate sitting room with a modern media wall provides a cosy retreat, while the modern fitted kitchen impresses with its five-ring gas range cooker and built-in dishwasher. Completing the ground floor is bedroom six, currently used as a home gym, with an adjoining shower room and a useful utility room with garden access.

Upstairs, the home offers five well-proportioned bedrooms. The master bedroom and second bedroom both enjoy private ensuite shower rooms, while bedrooms three and four are spacious doubles and bedroom five serves perfectly as a nursery or home office. A modern three-piece family bathroom completes the first floor.

Externally, the property boasts a paved driveway providing parking for three to four cars. The beautifully landscaped rear garden features a paved seating area, raised lawn, and mature planted borders—perfect for family gatherings or relaxation. A large split shed, accessible from both the front and rear, provides excellent additional storage.

This exceptional home offers luxury family living in one of Penwortham's most sought-after locations, combining space, style, and convenience in equal measure.













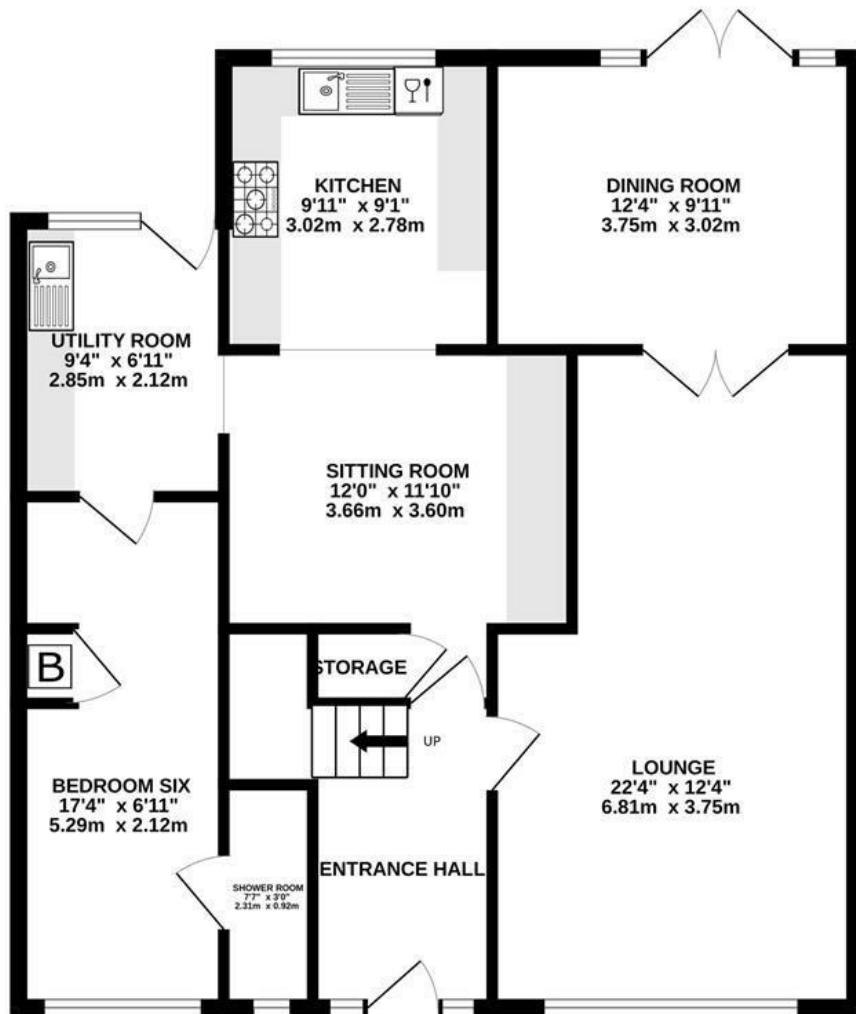




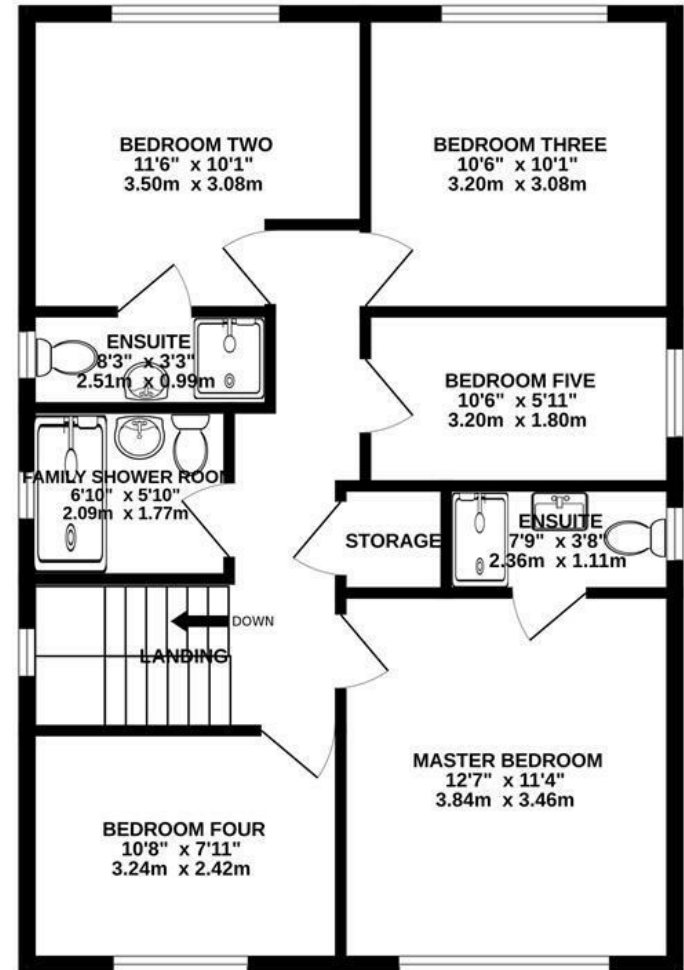




GROUND FLOOR  
876 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

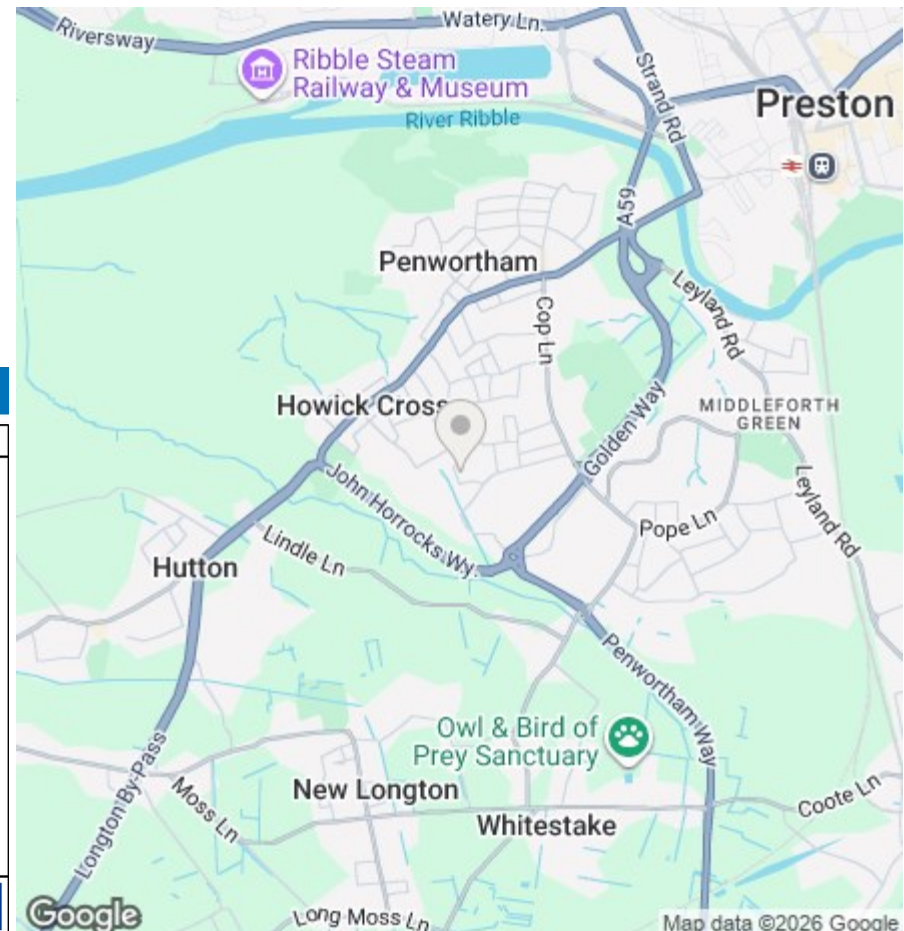


TOTAL FLOOR AREA : 1585 sq.ft. (147.2 sq.m.) approx.

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.  
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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>73</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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