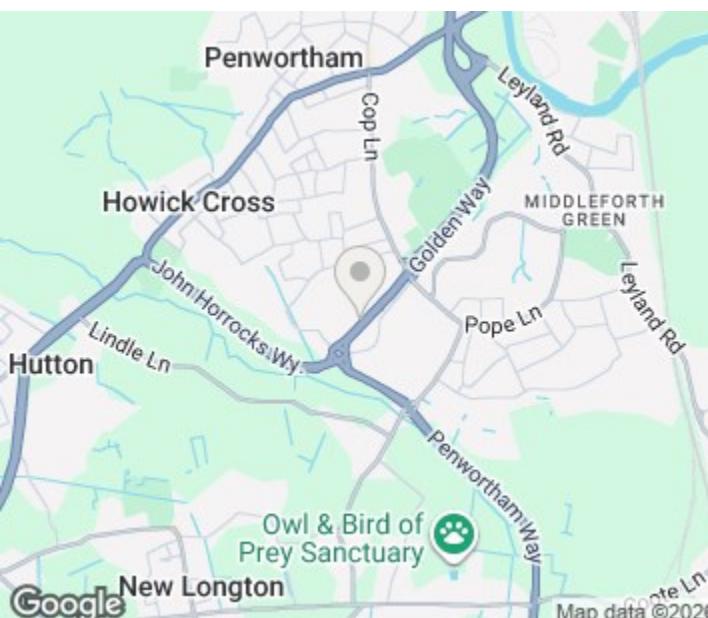


We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



BEN  ROSE



## Woodfold, Penwortham, Preston

Offers Over £538,950

Ben Rose Estate Agents are thrilled to present to the market this truly exceptional five-bedroom detached home, perfectly positioned on a quiet cul-de-sac in the highly sought-after area of Higher Penwortham. Just a short distance from the city of Preston, the property enjoys a prime location surrounded by outstanding local schools, supermarkets, and everyday amenities. The home also boasts excellent travel connections, with nearby train stations and easy access to the M6 and M65 motorways, ensuring effortless commuting.

This beautiful property offers an abundance of versatile living space, thoughtfully designed to accommodate the needs of a modern family.

On entering through the entrance porch, you are welcomed into a bright reception hall that serves as the central hub of the home. Here you'll find access to most of the ground floor rooms as well as the staircase leading to the first floor. The reception hall also benefits from a convenient under-stairs storage cupboard.

To the front of the property lies a spacious office that could easily serve as a children's playroom or a fifth bedroom, depending on your requirements. Continuing through, you will find the ground floor WC before stepping into the impressive kitchen and breakfast area. This generous space is enhanced by a charming bay window fitted with a breakfast bar for two and features sleek granite worktops complimented by ample wall and base units. The kitchen is fully equipped with integrated NEFF appliances and includes a fridge-freezer and hob/oven. From here, there is access to the utility room, which offers additional worktop space, a sink, and provisions for a washer and dryer, along with an external door to the side of the home.

Back through the reception hall, the formal dining room awaits—a bright and versatile space large enough to accommodate a family-sized dining table.

