



Holland House Road, Walton-Le-Dale, Preston

Offers Over £229,950

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom end-terraced property, situated on the sought-after Holland House Estate in Walton-Le-Dale. This would make an ideal family home, offering spacious and versatile accommodation set over three floors. The property is located just a short drive from Preston city centre and is surrounded by excellent local schools, shops, and amenities. It also benefits from fantastic travel links via nearby bus routes, train stations, and easy access to the M6 and M61 motorways.

Internally, the property briefly comprises a welcoming reception hall upon entry. From here, you will find the kitchen, which is fitted with integrated appliances including a dishwasher, hob, oven, and fridge-freezer. To the rear is the spacious lounge, which is set within an open-plan layout with the family room/diner extension. This impressive space is ideal for modern family living, offering an abundance of natural light and access to the rear garden. A convenient WC completes the ground floor.

Moving up to the first floor, you will find two of the four bedrooms. Bedroom two benefits from fitted wardrobes, while bedroom four offers versatility and is ideal for use as a study or home office. The three-piece family bathroom is also located on this floor and features an over-the-bath shower and a striking floor-to-ceiling mirror.

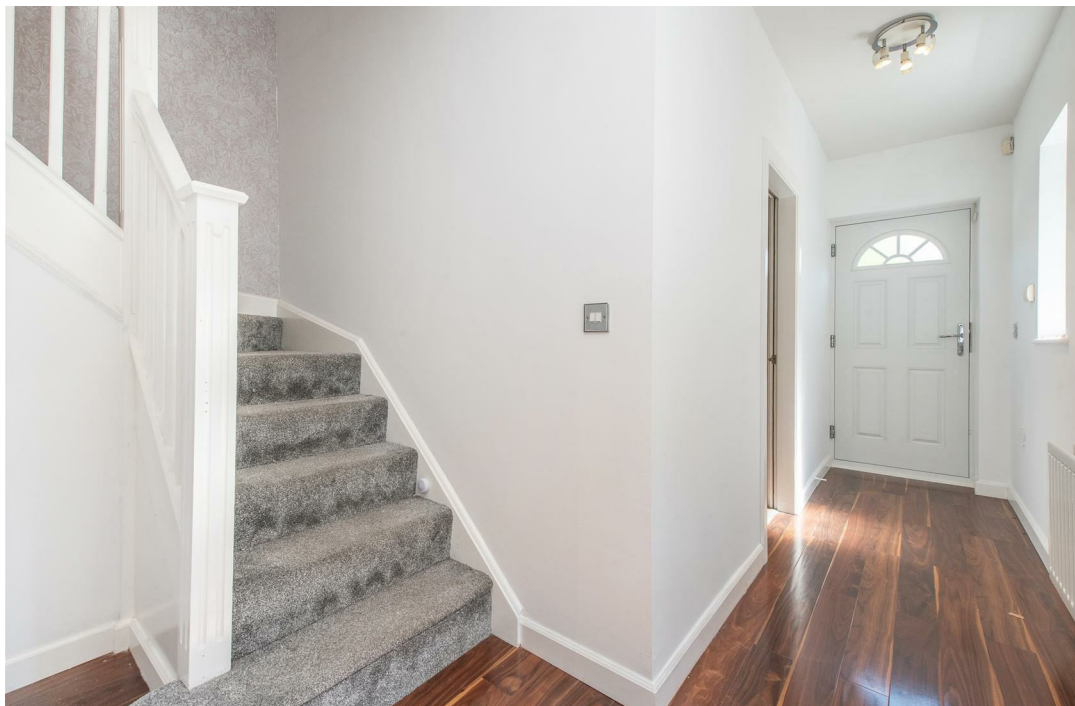
On the second floor, you will find the master bedroom and bedroom three. Both rooms benefit from fitted wardrobes, with the master bedroom also featuring a private three-piece ensuite.

Externally, to the front of the property is a driveway providing off-road parking for two vehicles, along with access to the detached garage. To the rear is a generously sized L-shaped garden, featuring two lawn areas, attractive Indian stone paving, and a decked patio area. The garden also enjoys a good degree of privacy and seclusion from neighbouring properties.

Early viewing is highly recommended to avoid disappointment.













BEN ROSE

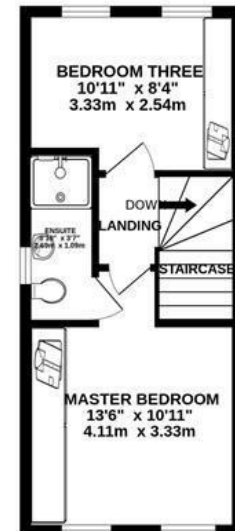
GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

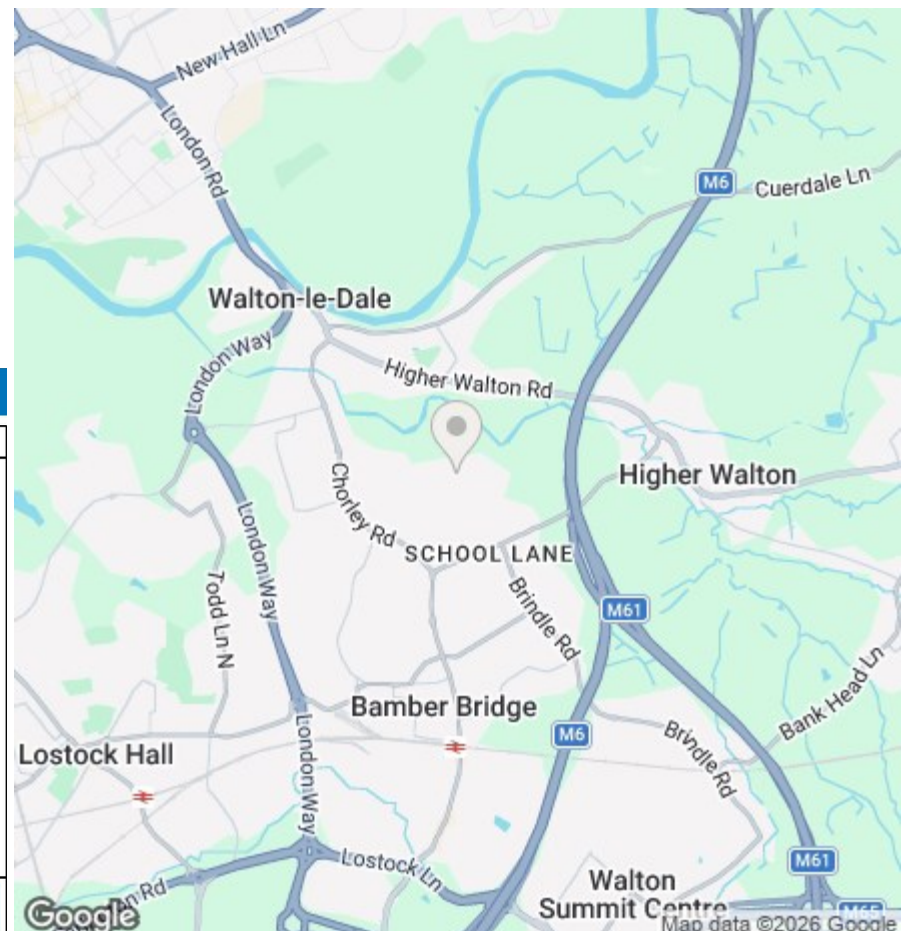


TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	