



## Holland House Road, Walton-Le-Dale, Preston

Offers Over £229,950

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom semi-detached townhouse, located in a highly sought-after residential area of Walton-Le-Dale. This ideal family home offers generous living space arranged over three floors. Conveniently situated just a short drive from Preston city centre, the property is surrounded by excellent local schools, shops, and amenities. It also benefits from fantastic transport links, with nearby bus routes, train stations, and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed by a bright entrance hallway, which includes a convenient WC and a staircase leading to the upper level. To the left, you'll find the spacious lounge, where three floor-to-ceiling windows create a stunning focal point while offering views over the front aspect. Across the hallway, you enter the modern kitchen/breakfast room. The kitchen is fitted with integrated appliances including a fridge, freezer, oven, hob, and dishwasher, and features durable granite worktops that add both style and practicality. There is also space for additional freestanding appliances, along with a convenient breakfast bar for casual dining. The kitchen flows seamlessly into the conservatory at the rear through double patio doors. The bright and airy conservatory offers a versatile space to enjoy the garden and is currently used as both a dining room and an additional sitting area. Another set of patio doors leads directly out to the garden.

On the first floor, you'll find two well-proportioned bedrooms, including the spacious master bedroom which benefits from an en-suite shower room. A modern three-piece family bathroom is also located on this floor.

The second floor features two additional double bedrooms, served by a further three-piece shower room, making it ideal for growing families or guests.

Externally, the property enjoys picturesque views of the green to the front and includes an allocated off-road parking space. An additional parking space is located at the rear, where you'll also find the single detached garage, accessible via an up-and-over door or a side door from the garden. The generously sized rear garden is designed for low-maintenance living, with a combination of stone patio and wooden decking—perfect for outdoor furniture and enjoying the sunshine.

The property also benefits from having all new windows installed twelve months ago and the boiler is four years old with a remaining six years guarantee.





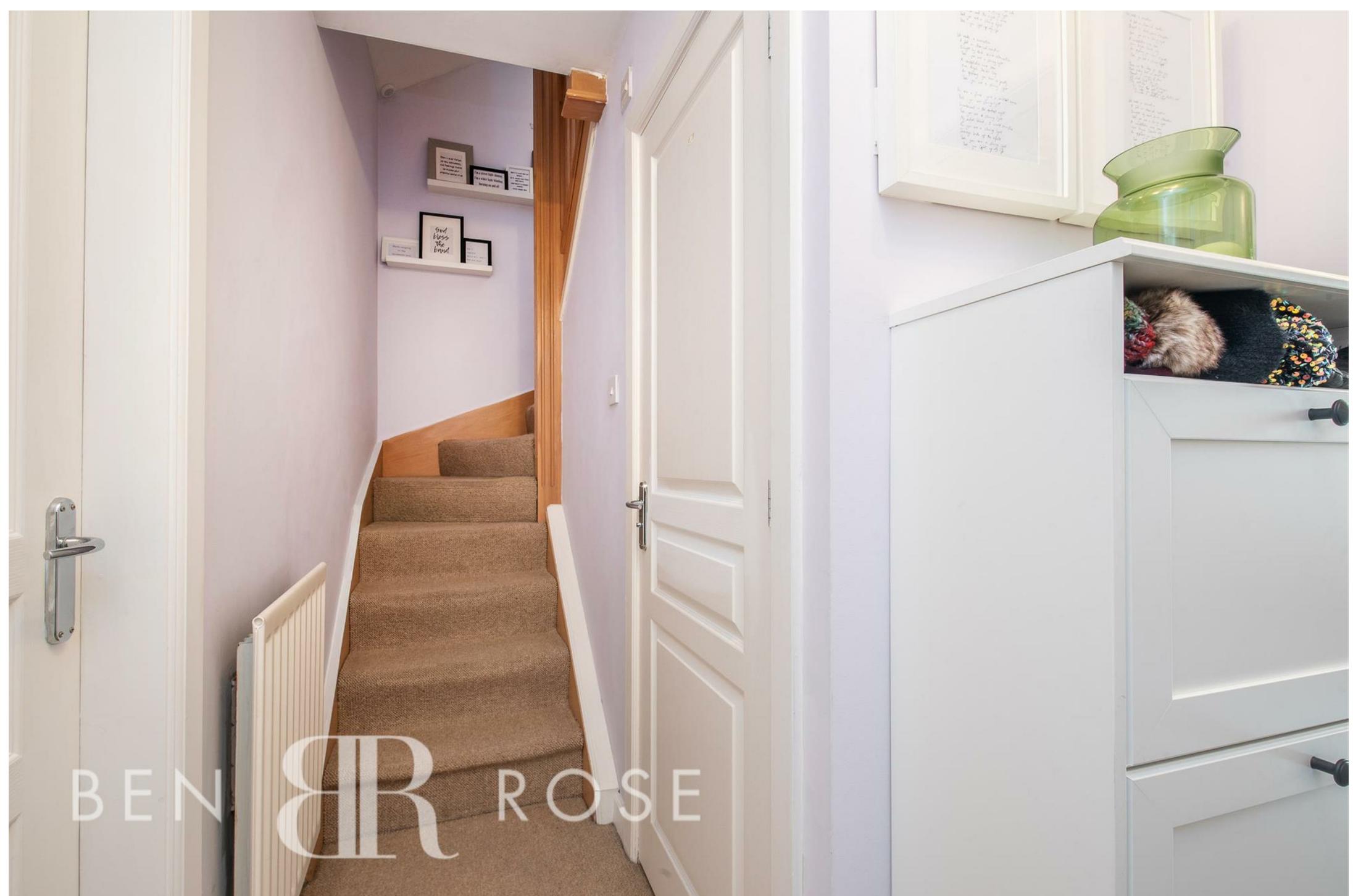


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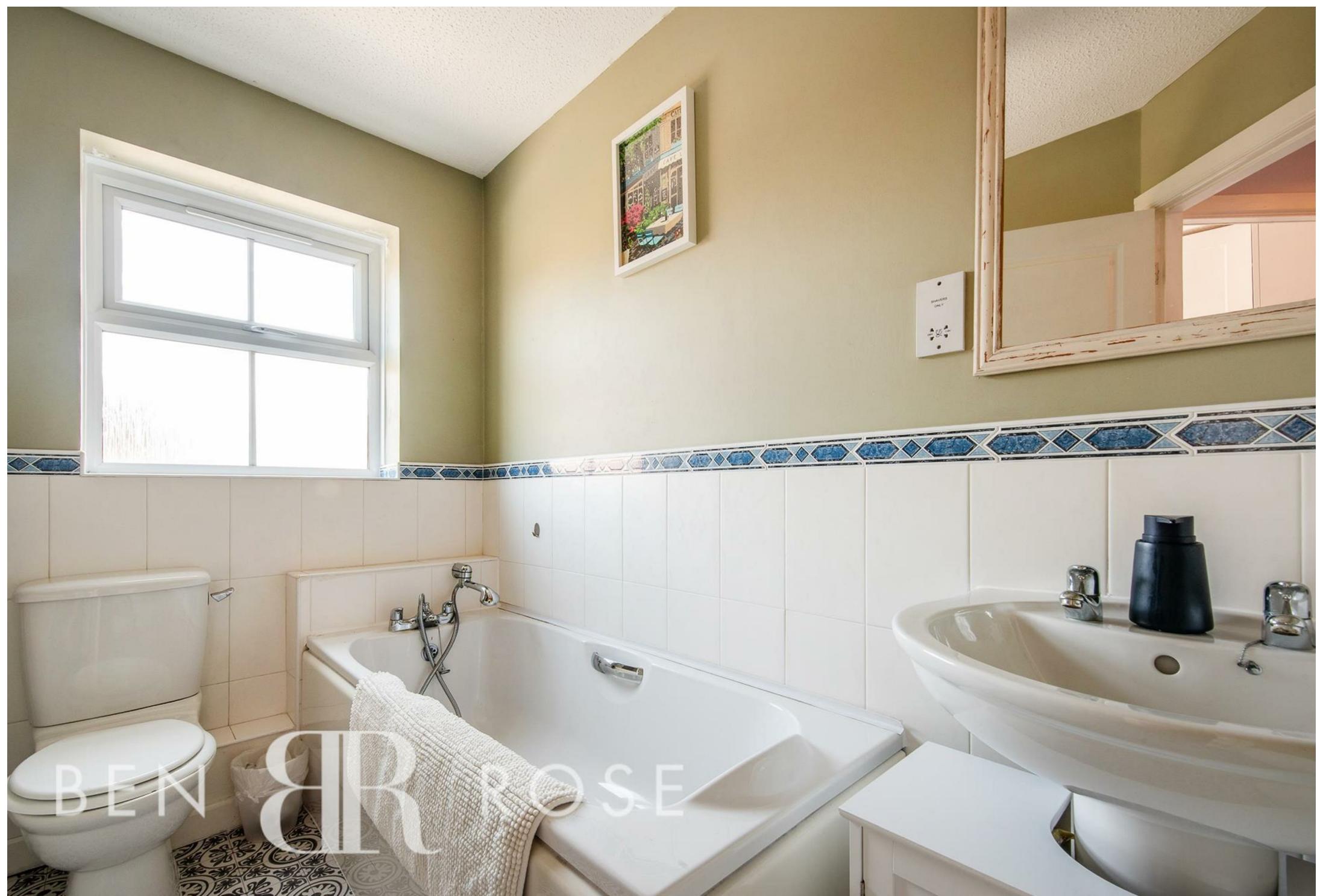
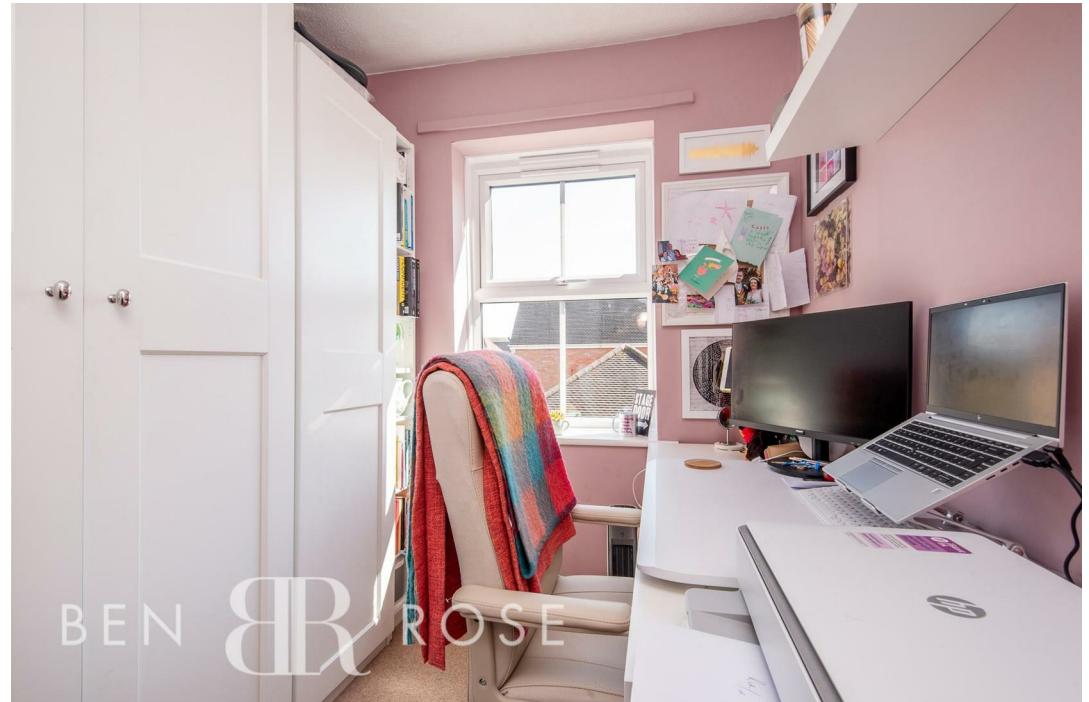


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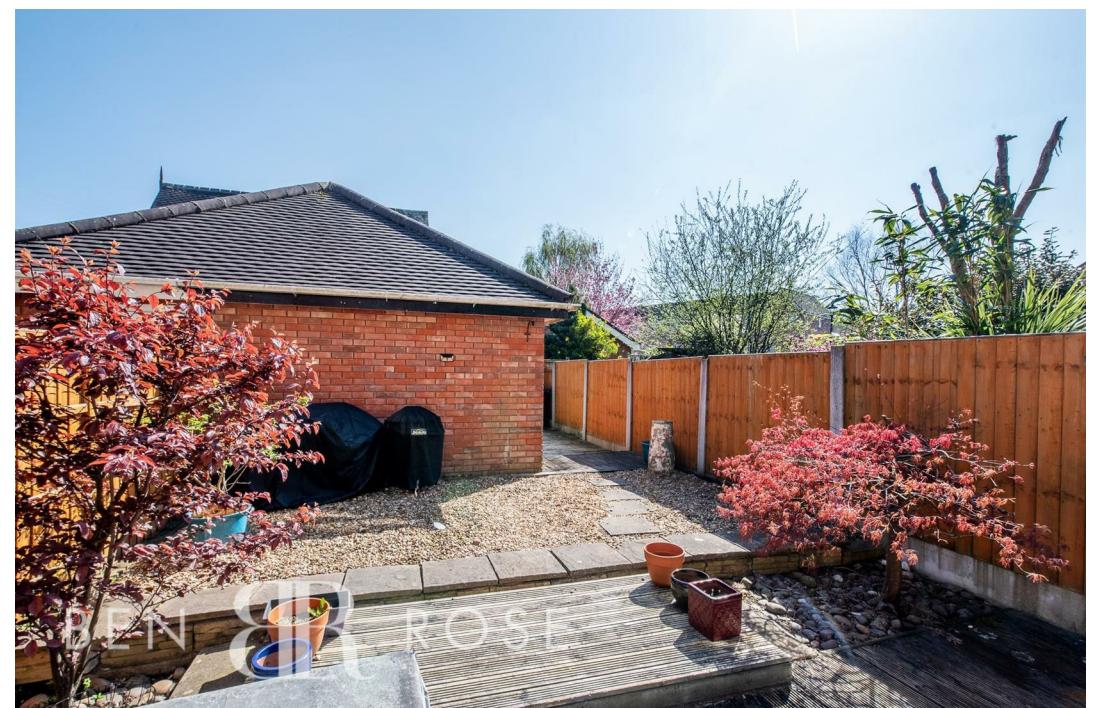




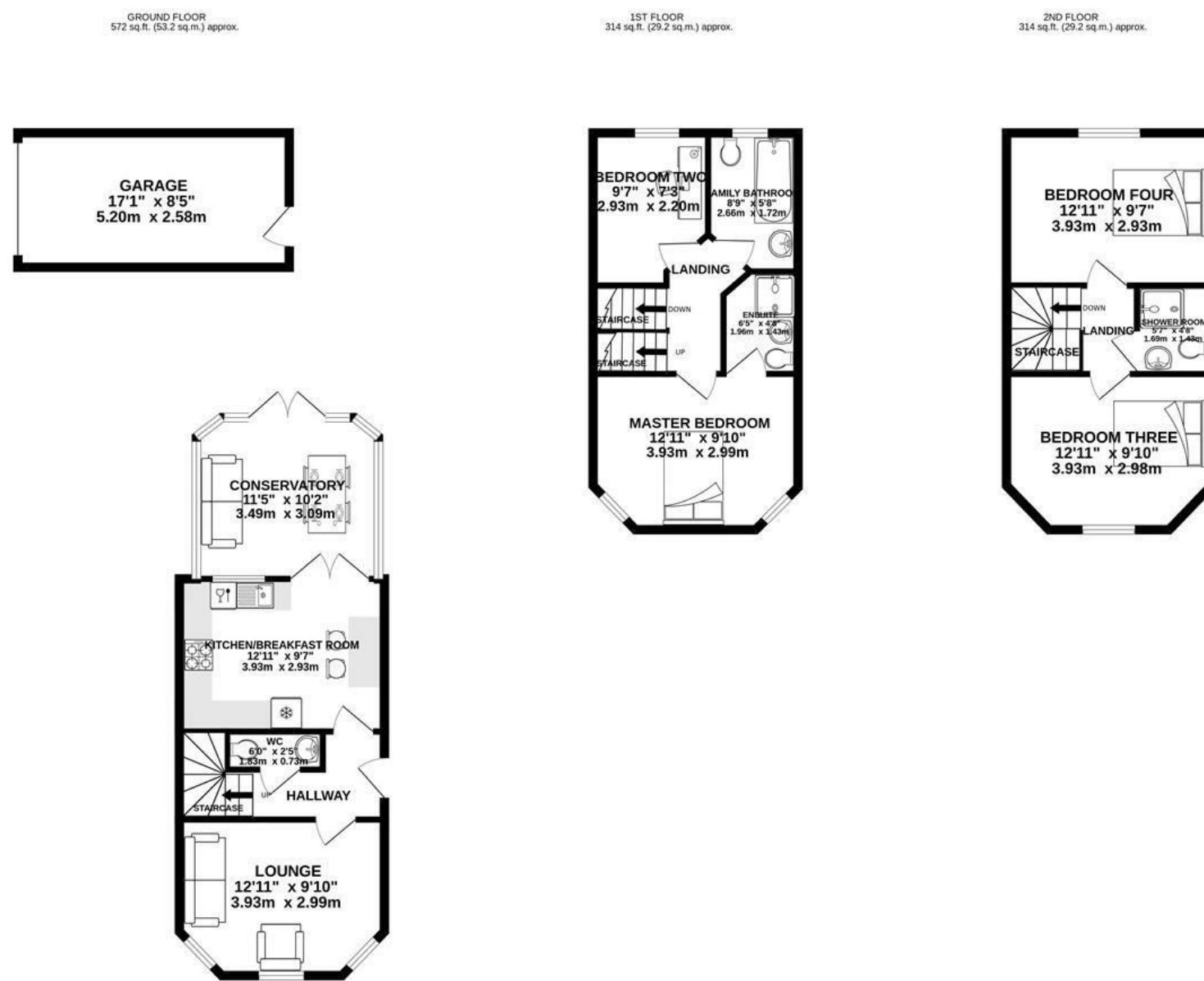








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TOTAL FLOOR AREA: 1200 sq.ft. (111.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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) A		
(81-91) B		85
(69-80) C	74	
(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	

