



Abbotts close, Walton Le Dale, Preston

Offers Over £89,950

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom first-floor apartment, situated on the sought-after Holland House development in Walton-le-Dale. Offered with no onward chain, this property would make an ideal purchase for a first-time buyer or investor. Conveniently located just a short drive from Preston city centre, the home enjoys close proximity to a wide range of local shops, schools, amenities, and leisure facilities. It also benefits from excellent transport links via nearby bus routes, train stations, and the M6 and M61 motorways.

Accessed via a well-maintained communal entrance and staircase, you are welcomed into the main hallway, which benefits from a useful storage cupboard and provides access to all rooms.

At the end of the hallway, you will find the bright and spacious lounge/diner. This welcoming living space flows seamlessly into the fitted kitchen, which offers ample wall and base units, an integrated oven and hob, and additional space for freestanding appliances.

Moving back through the hallway, you will find two well-proportioned double bedrooms, along with a contemporary three-piece family bathroom featuring an over-the-bath shower.

Externally, the property benefits from an allocated parking space for one vehicle, as well as ample visitor parking for guests.

Early viewing is highly recommended to avoid potential disappointment.

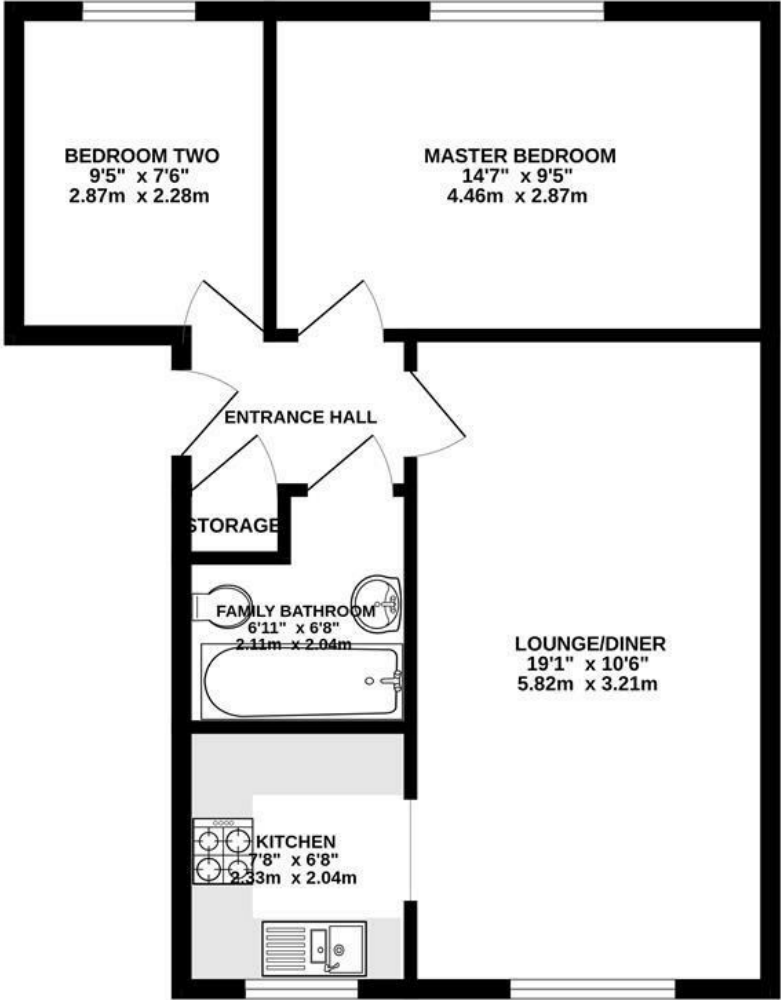






BEN ROSE

FIRST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	

