BEN ROSE

Holland House Road, Walton-Le-Dale, Preston — Offers Over £94,950

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom third floor apartment, located in the desirable area of Walton-le-Dale, Lancashire. Offering modern living in a convenient and sought-after location, this property is perfectly suited to couples or first-time buyers. Walton-le-Dale provides excellent access to local amenities, with a nearby retail park offering a cinema, restaurants, and gym, as well as a range of supermarkets and high-street shops. For commuters, Preston city centre is just a short drive away, with rail links providing direct connections to Manchester and beyond. Excellent bus services also connect to Preston and Blackburn, while the M6, M61, and M65 motorways are easily accessible, opening routes to neighbouring towns such as Bolton, Manchester and Blackpool.

Stepping inside, you are welcomed into the entrance hall that leads through to the spacious lounge/diner. This room is designed as the heart of the home, offering an open and versatile layout that flows naturally into the fitted kitchen. The kitchen itself is well equipped, with ample worktop and cupboard space, making it practical for everyday use while still being part of the main living area.

The apartment offers two bedrooms, both generously sized. The master bedroom provides a comfortable retreat with plenty of space for furnishings, while the second bedroom is bright and airy, ideal as a guest room, study, or nursery. Completing the interior is a modern three-piece family bathroom, featuring a bath with overhead shower, wash basin, and WC.

Externally, the property is set back from the road and benefits from well-maintained communal gardens, enhancing its kerb appeal. The apartment also comes with allocated parking for two vehicles. In summary, this is a superb opportunity to acquire a stylish and conveniently located apartment in Walton-le-Dale, ready to move into and enjoy.

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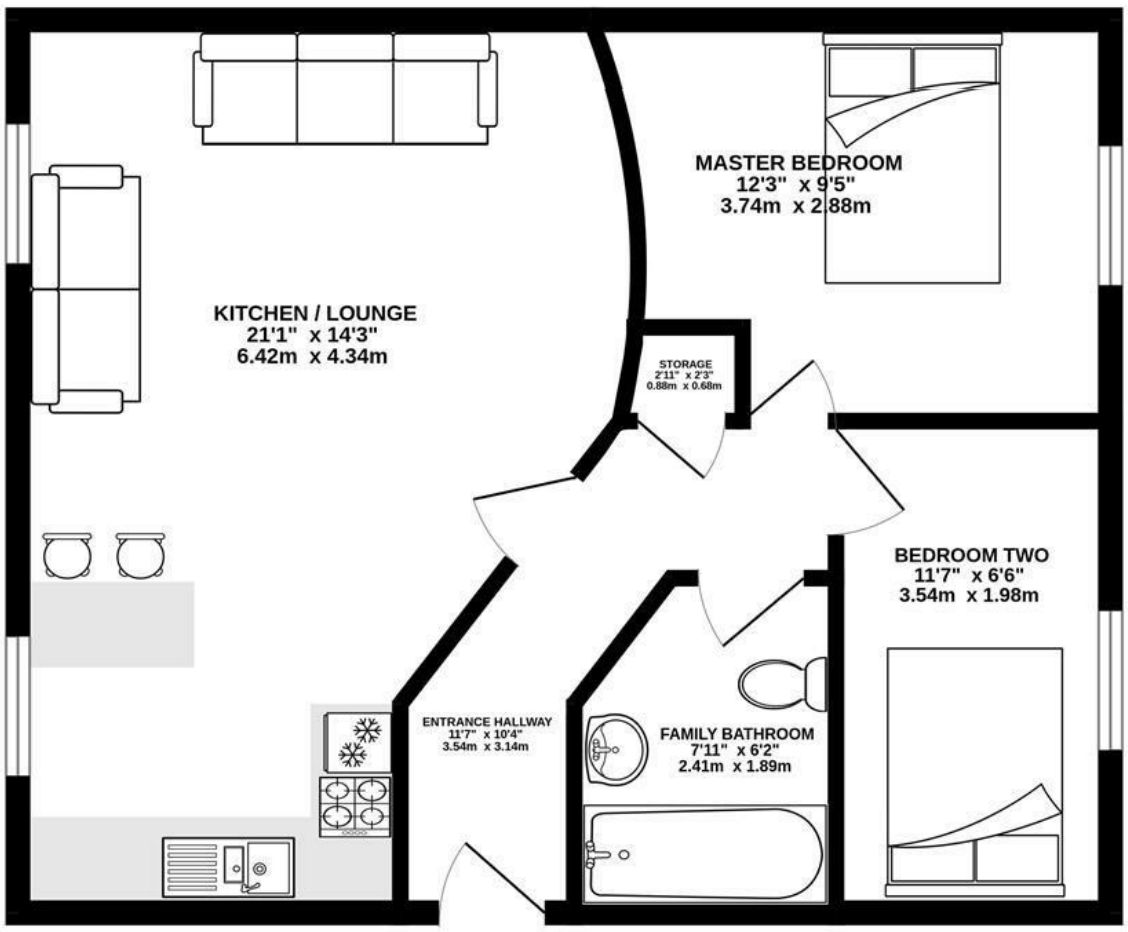
GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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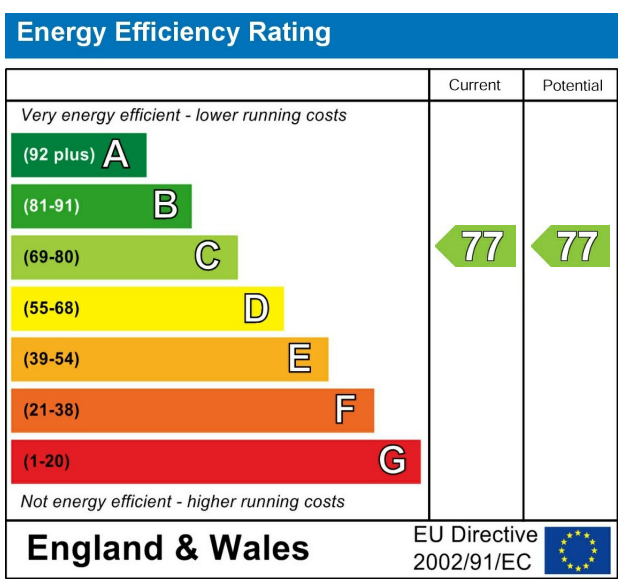
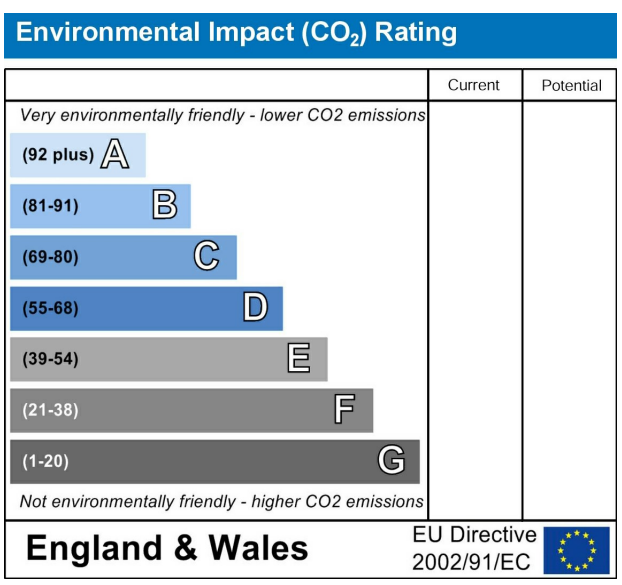
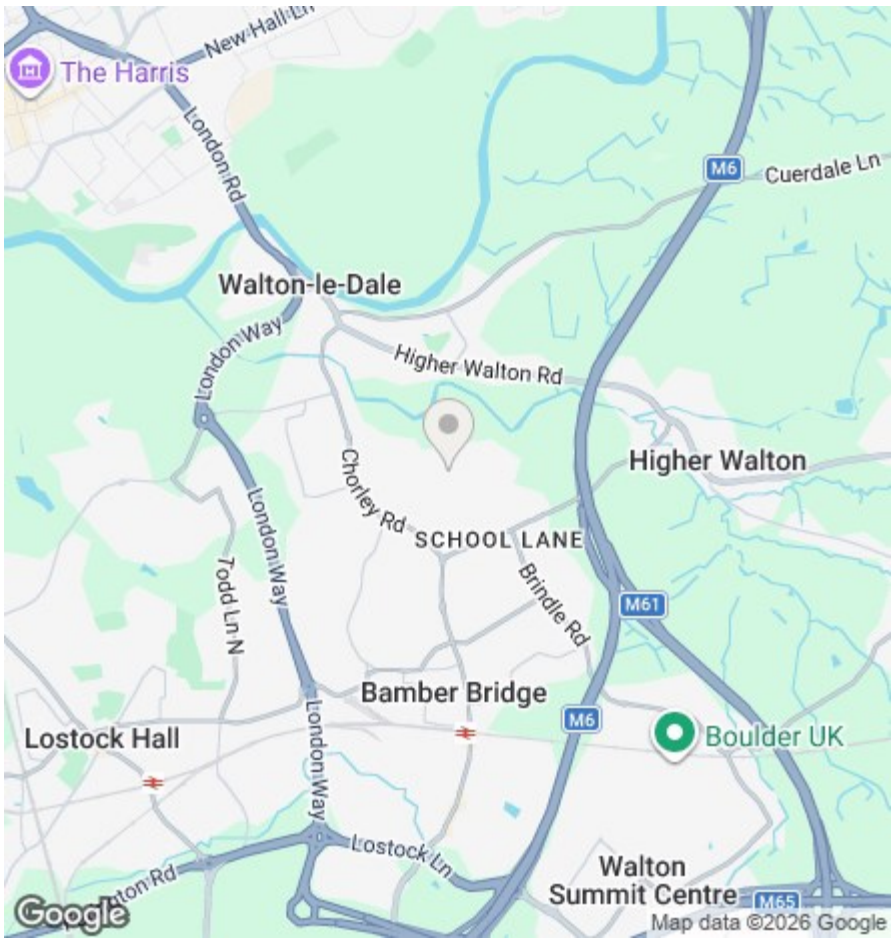
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB