BEN ROSE



Holland House Road, Preston

Offers Over £115,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, two-bedroom, ground floor apartment situated in the highly sought-after area of Walton-Le-Dale, Lancashire. Ideal for first-time buyers looking to step onto the property ladder, this well-maintained home offers modern living in a quiet residential development surrounded by greenery. Walton-Le-Dale benefits from a host of local amenities including shops, supermarkets, cafes, and reputable schools. Excellent transport links are close by, with easy access to the M6, M61, and M65 motorways, making commuting to nearby towns and cities such as Preston, Chorley, and Blackburn straightforward. Bamber Bridge and Preston train stations are just a short drive away, while regular bus routes serve the local area. Capitol Centre retail park and Brockholes Nature Reserve are also conveniently located for weekend outings and shopping trips.

Upon entering the apartment, you are welcomed into a spacious entrance hall that provides access to the majority of the rooms. The two bedrooms are positioned at the rear of the property and will both accommodate double beds. The second bedroom offers versatility and could easily be transformed into a home office or dressing room depending on the buyer's needs.

The open plan lounge, diner, and kitchen is the heart of the home – a well-sized space with ample room for a dining table, making it ideal for relaxing or entertaining guests. The kitchen is fitted with plenty of storage and includes an integrated oven, dishwasher and washing machine for added convenience. Completing the internal layout is the family bathroom, which comprises a three-piece suite with an over-the-bath shower and a handy storage cupboard off entrance hall.

Externally to the front, the apartment benefits from two allocated parking bays. Additionally, visitor bays are dotted throughout the development for guests.

Surrounded by well-maintained communal gardens and mature trees, the setting offers a peaceful and green environment to enjoy. This lovely apartment presents a fantastic opportunity for first-time buyers to acquire a stylish, low-maintenance home in a desirable location, ready to move straight into.





















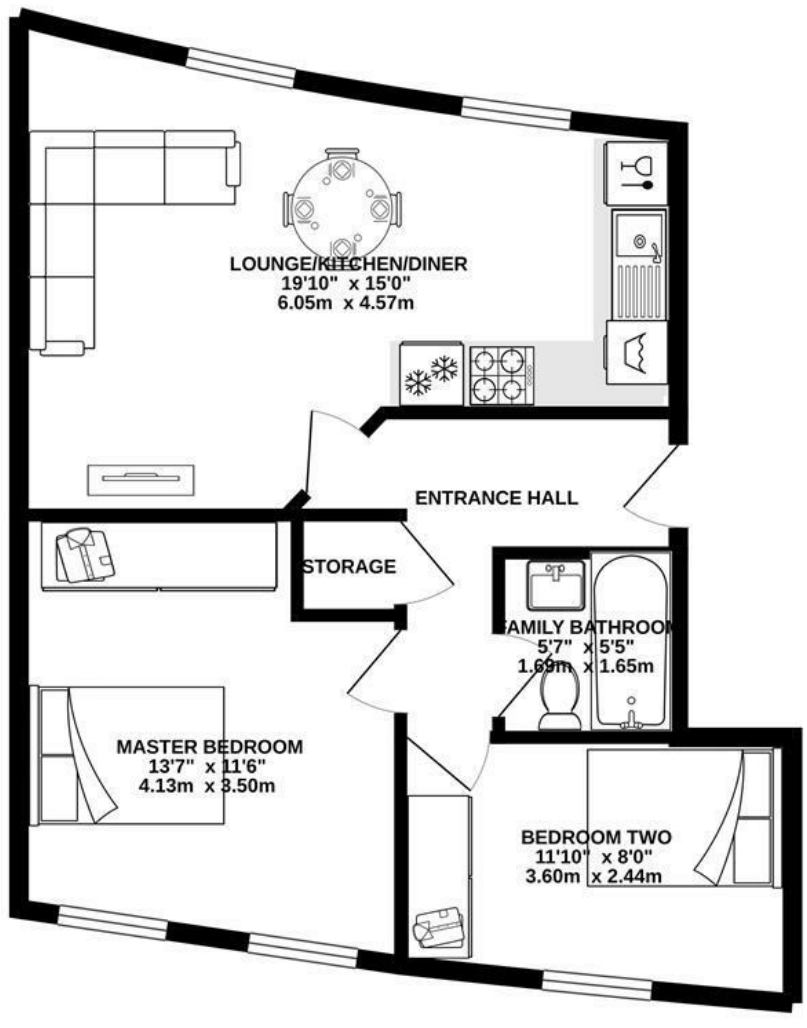






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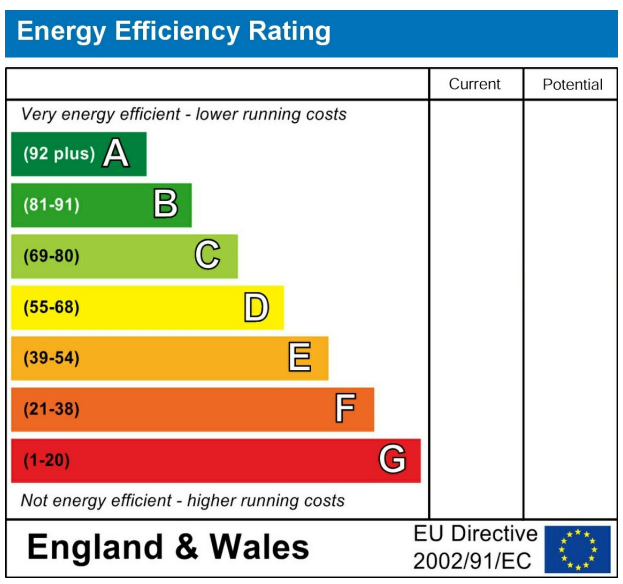
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

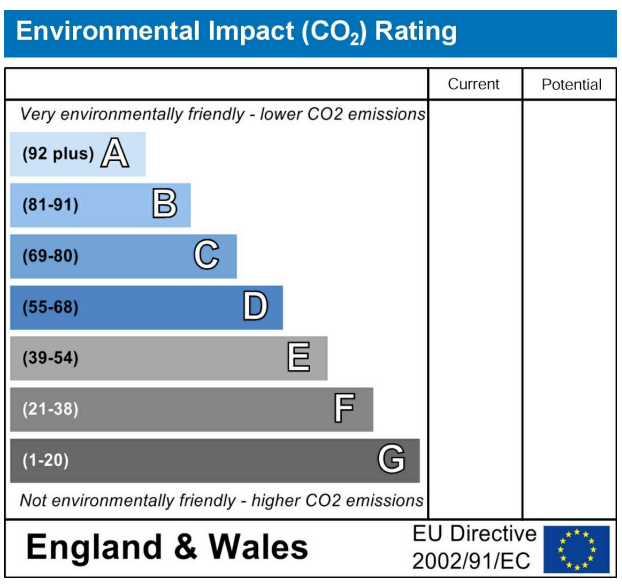


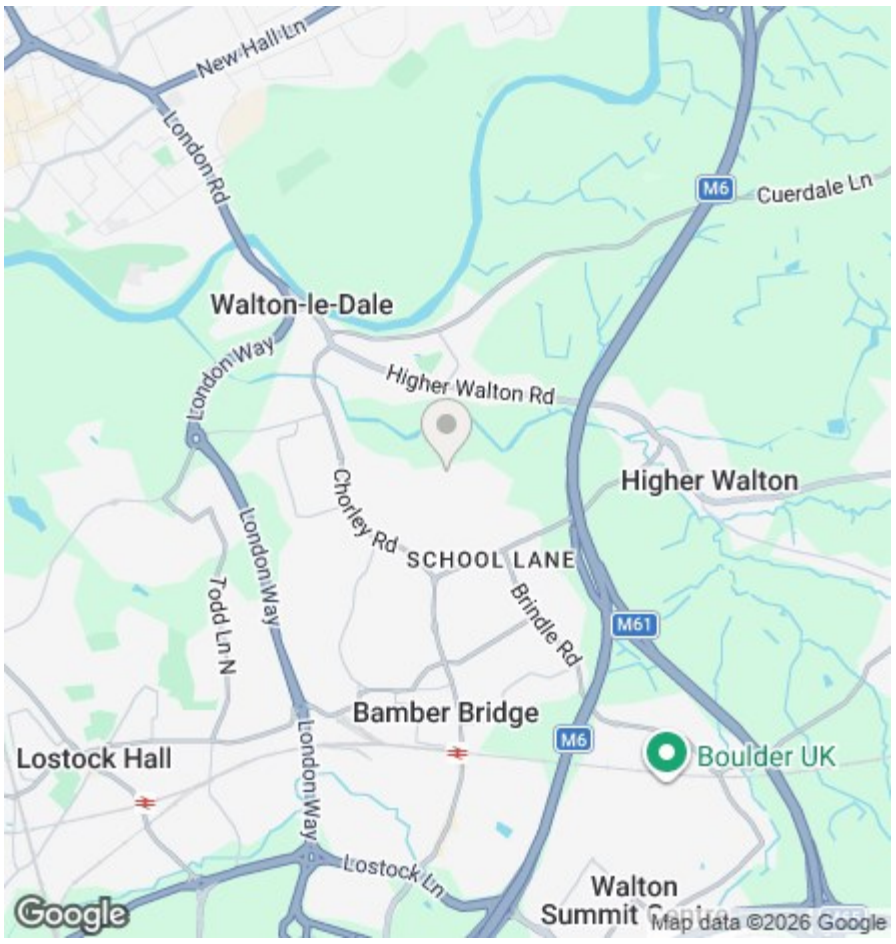
TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

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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