



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

Offers Over £190,000

Ben Rose Estate Agents are pleased to present to the market this gorgeous NO CHAIN two bedroom, semi-detached property situated only a short distance from Preston city centre. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefits from good local schools, supermarkets and amenities. This excellent property has been finished to a high standard and offers a great opportunity for first time buyers or couples looking to move to the area.

Internally, the property briefly comprises a welcoming entrance hall that leads into the spacious and cosy lounge that can comfortably accommodate a large sofa and entertainment system. Heading through the lounge, you'll enter into the kitchen that has integrated appliances such as fridge freezer, hob and oven, as well as a new combi boiler fitted in 2024. Access to the garden is provided here, further extending your living space.

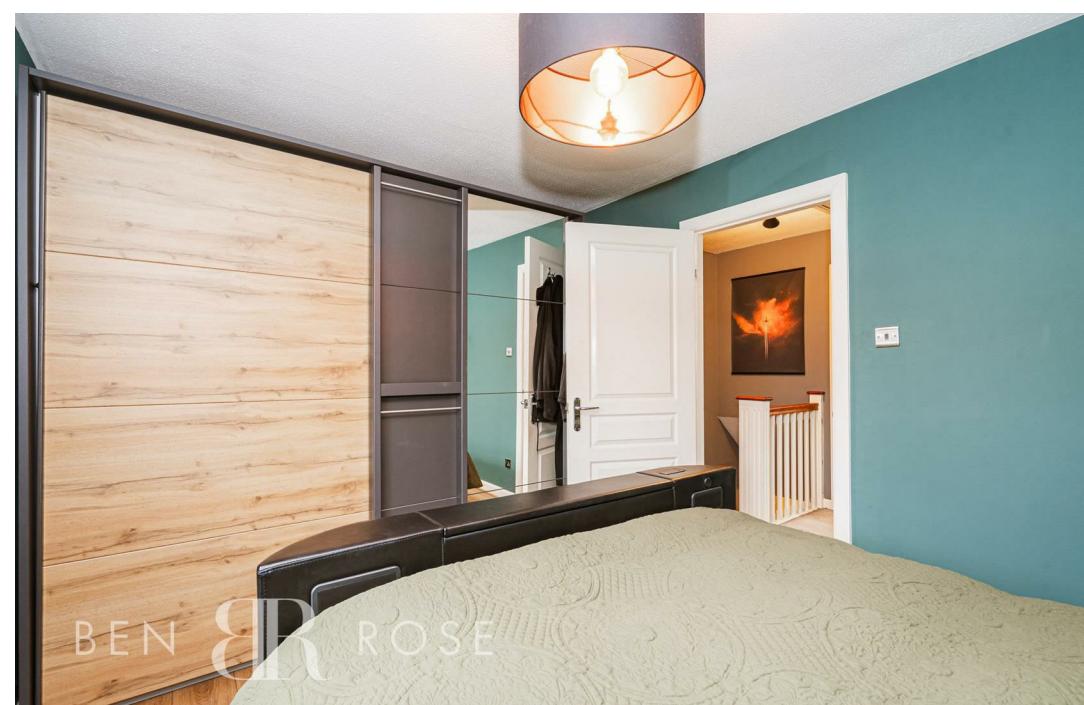
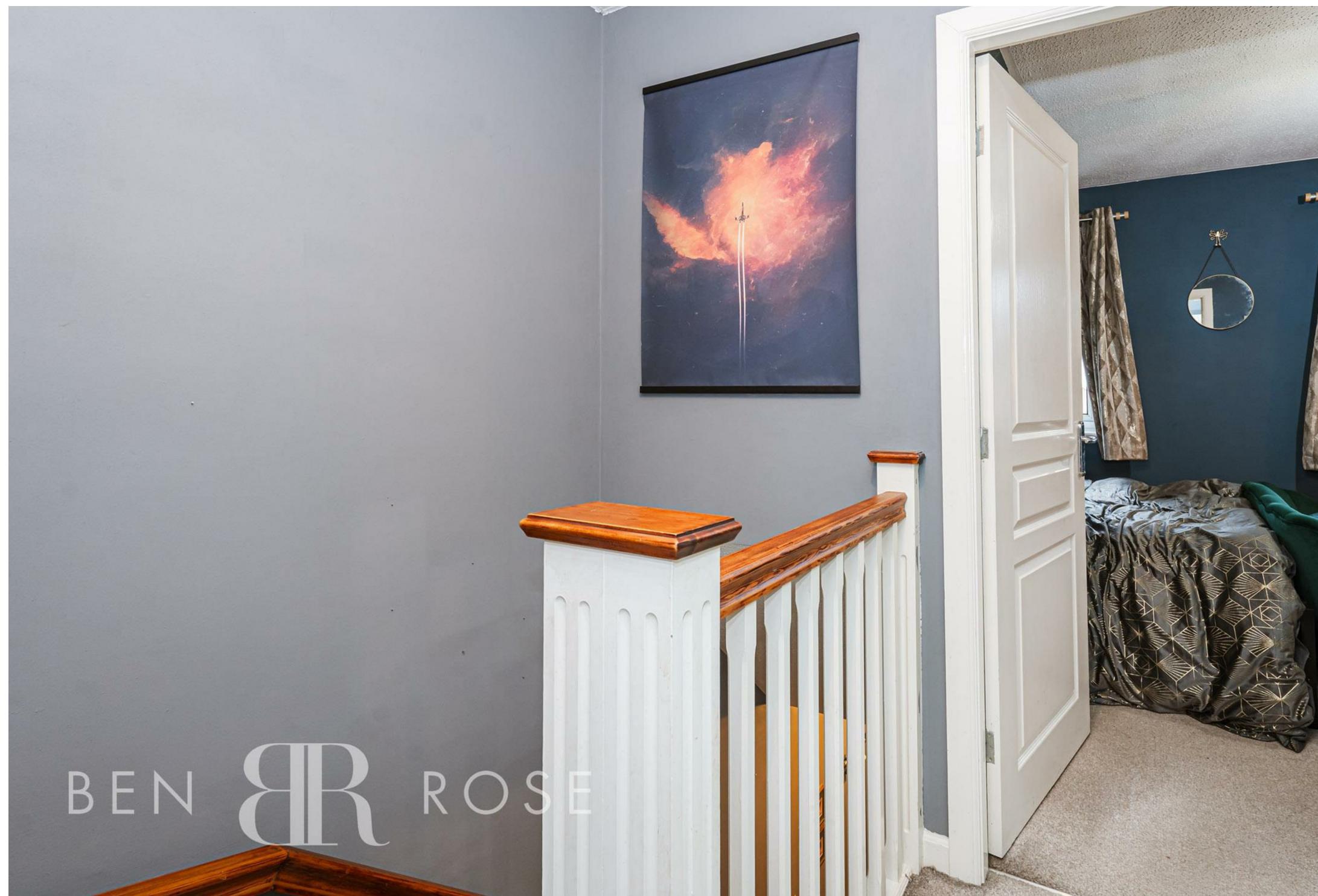
Moving upstairs, you'll find two good sized bedrooms with the master currently housing a high-quality wardrobe that is available to the buyer should they want it, and the second bedroom hosting a storage closet. Completing this floor is the new modern three piece family bathroom with a large walk in shower and fitted chrome towel heater.

Externally, the property boasts ample off road parking with a driveway leading to a single garage. To the rear is a generously sized lawned garden, with side fences that have been newly fitted in the last three years. There is also a gorgeous new porcelain patio area, perfect for entertaining guests in the summer evenings. Overall this property offers an ideal stepping stone for someone looking to get on the property ladder as well as buyers just looking for a move-in ready home in the area. Early viewing is highly advised.

The property also benefits from a Hive heating system linked to the boiler.











BEN ROSE

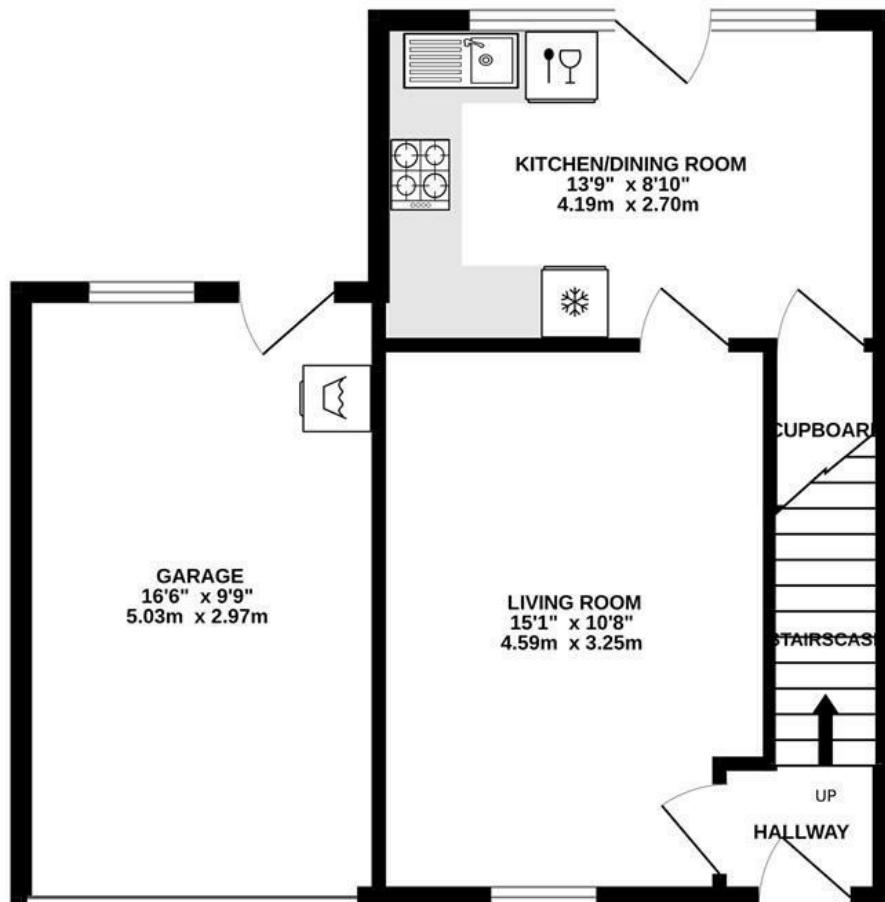


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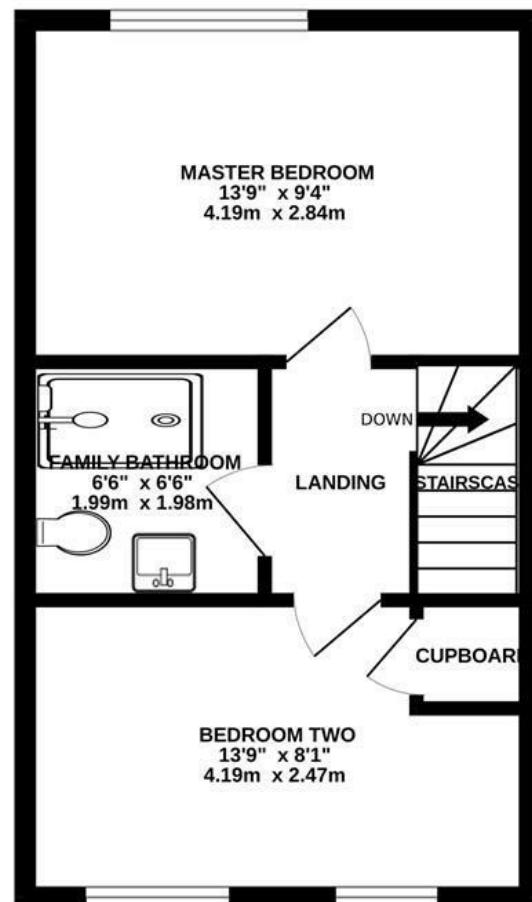


# BEN ROSE

GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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		
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	

