



Holdens
ESTATE AGENTS

12 Chatsworth Road, Walton-Le-Dale, Preston, PR5 4GT

£159,950

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Offered to the market with no onward chain, this substantial freehold property represents a rare opportunity for first-time buyers or investors seeking a well-located and generously proportioned home. Set back from the main road, the property enjoys a private and peaceful position, while remaining within close proximity to a range of local amenities, including shops, schools, and public transport links.

The residence features extensive front and rear gardens, providing ample outdoor space for relaxation, entertaining, or potential future development (subject to planning permission). A key highlight is the detached garage, offering secure storage or workshop potential, alongside off-road parking for multiple vehicles, ensuring convenience for modern family living or visiting guests.

With its combination of generous outdoor space, practical features, and convenient location, this property offers exceptional value and versatility—making it an ideal investment or the perfect first step onto the property ladder. Council Tax Band B, EPC Rating D.

Please note measurements for the property are located within the floorplan













Road Map



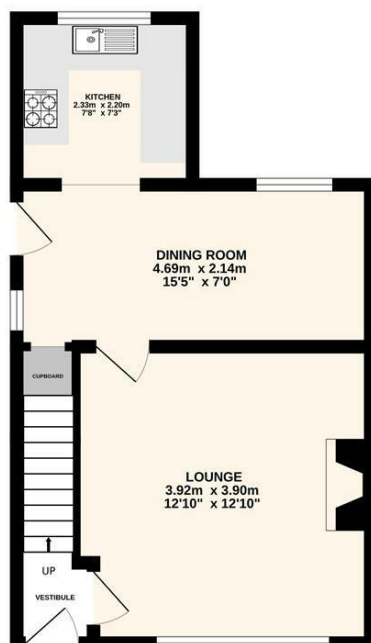
Hybrid Map



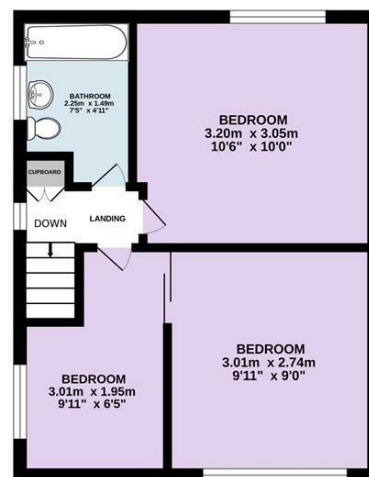
Terrain Map



GROUND FLOOR
32.9 sq.m. (355 sq.ft.) approx.



1ST FLOOR
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA: 61.4 sq.m. (661 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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