



Holland House Court, Walton-Le-Dale, Preston

Offers Over £199,950

Ben Rose Estate Agents are delighted to bring to the market this extended three-bedroom end-terraced property, nestled in a quiet cul-de-sac in the heart of Walton-le-Dale. Ideally positioned for commuters, the home offers easy access to major northwest towns and cities via the M6 and M61 motorways. It also benefits from proximity to excellent local schools, supermarkets, and a range of amenities.

Upon entering, you are welcomed into a bright entrance hall that provides access to the staircase and the spacious lounge. The lounge is a generous size, enhanced by a south-facing front window that allows plenty of natural light to flood the space. Moving through, you enter the well-proportioned kitchen/diner, which offers ample wall and base units along with a mix of integrated and freestanding appliances. There is also access to under-stair storage, the conservatory, and enough room to accommodate a large family dining table, making it the heart of the home.

The conservatory, currently used as a home gym, is a fantastic addition to the property. It provides a lovely view of the garden and offers versatility, making it an ideal space for a playroom, additional sitting area, or even a dining space.

On the first floor, the property boasts three well-appointed bedrooms. The master bedroom is particularly spacious and benefits from integrated storage, as does the landing area. The second bedroom comfortably fits a double bed, while the third room is perfect for use as a home office or study. The modern family bathroom is fitted with a stylish three-piece suite, complete with an over-the-bath shower.

Externally, the home enjoys a large rear garden featuring a mix of patio space and artificial lawn, surrounded by mature shrubs and trees for added privacy. Low-maintenance and not overlooked, this outdoor space also provides access to a single detached garage. To the side of the property, there is off-road parking for one car, complimented by an easy-to-maintain front lawn.





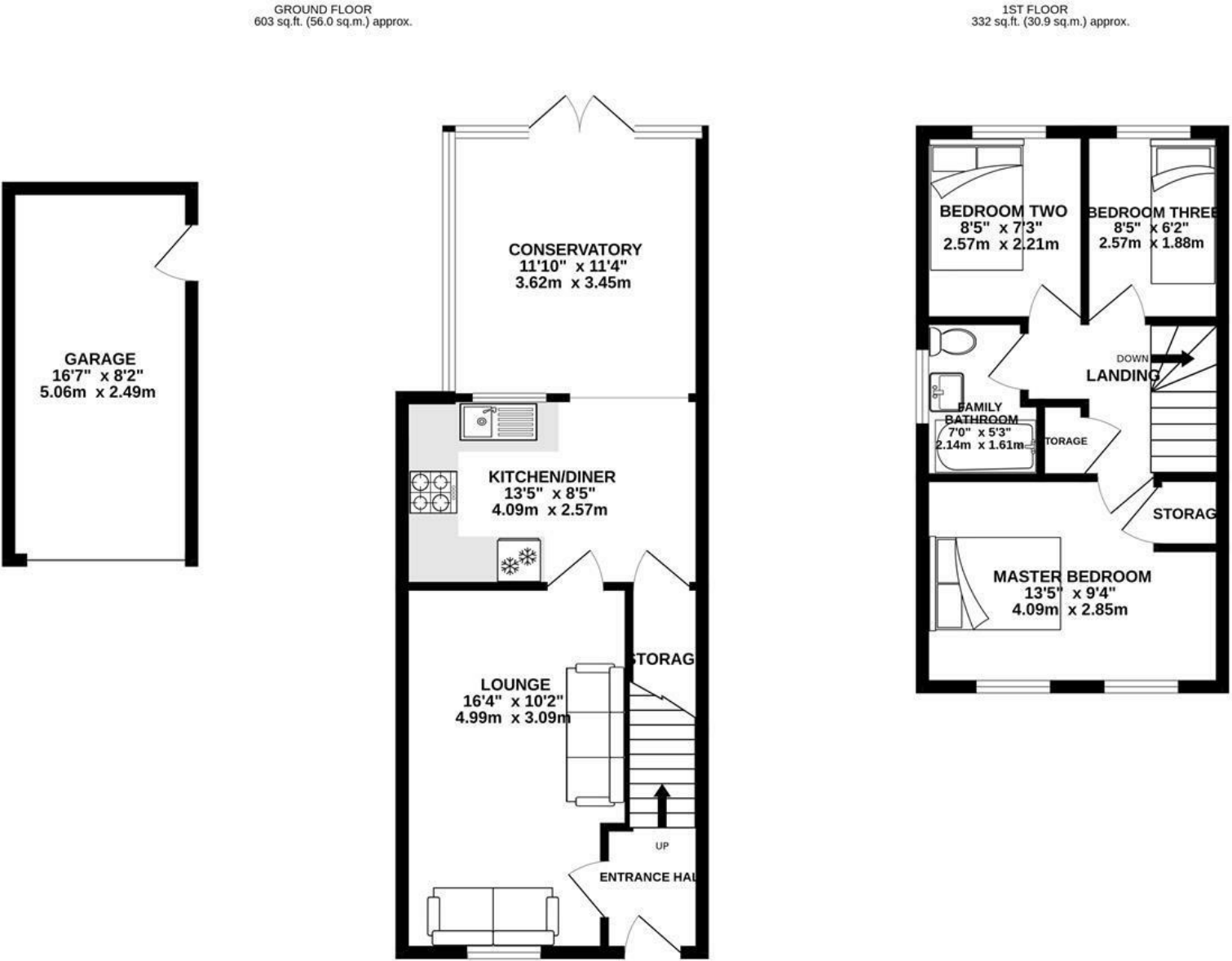








BEN ROSE



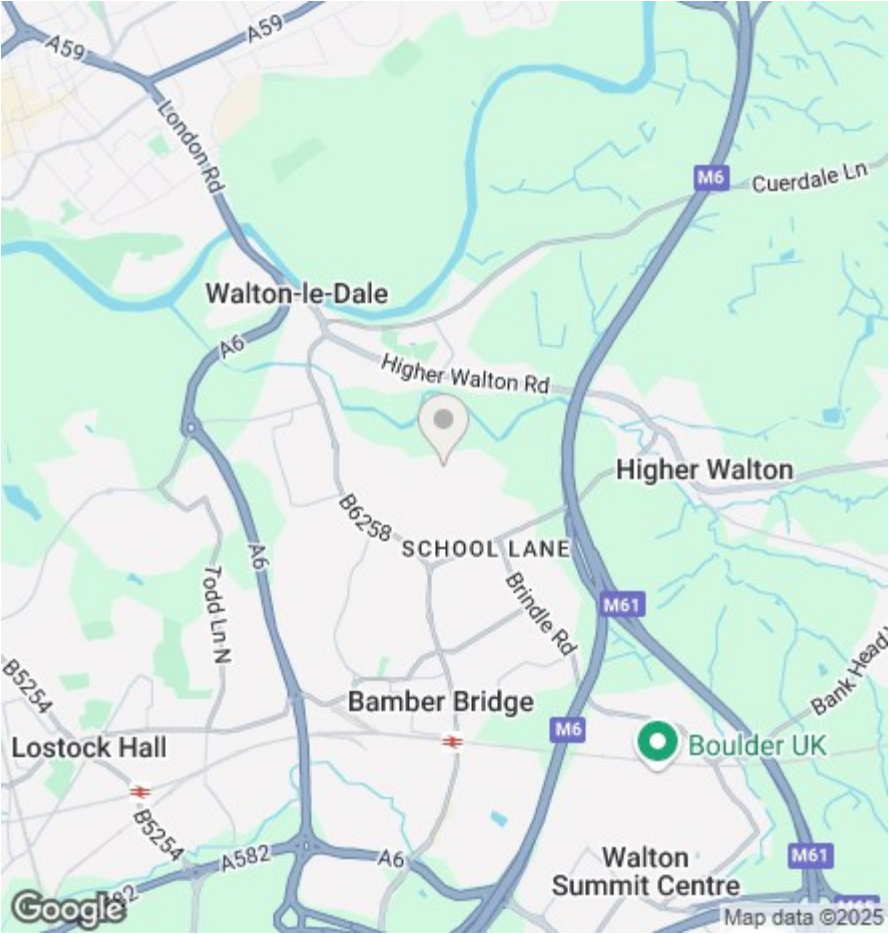
TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

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	74	87
(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 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		