



9 Holland House Road

Walton-Le-Dale, Preston, PR5 4JH

Offers Over £319,950



Offering natural woodland to the rear and situated in a quiet cul de sac on the attractive Holland House Estate, this detached property will be a big hit. Although in need of some modernisation, the spacious rooms and larger than average conservatory are rare in the current market and a great asset. Viewings are highly recommended but briefly the ground floor accommodation is comprised of a handy entrance vestibule, wide hallway, lounge, dining room, kitchen, utility room, wc and conservatory. On the first floor, there are four double bedrooms with an en-suite to the master and a four piece bathroom suite. Call now on 01772 698888.



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GROUND FLOOR

Entrance Vestibule

Double glazed entrance door, uPVC double glazed windows to side, tiled flooring, double doors into the hallway.

Hallway

Tiled flooring, central heating radiator, doors into the lounge, dining room, kitchen and cloakroom.

Ground Floor Cloakroom

Two piece suite comprising a low level wc and hand washbasin in vanity unit. Tiled flooring. Tiled walls.

Lounge

21'0" x 11'7" (6.421m x 3.548m)

Feature fireplace housing a coal effect gas fire, wood flooring, two central heating radiators, double doors into the conservatory. uPVC double glazed windows to front and side.

Conservatory

27'7" x 10'10" (8.420m x 3.323m)

Brick base, tiled flooring, uPVC windows and French doors opening to the rear garden.

Dining Room

11'11" x 10'5" (3.637m x 3.187m)

Laminate flooring, central heating radiator, uPVC double glazed window to front.

Kitchen

13'3" x 8'8" (4.050m x 2.648m)

Fitted with a range of wall and base units, worktop and tiled splashback. Integrated appliances include a four ring electric hob, eye level double oven, dishwasher and 1.5 sink with drainer and mixer tap. Tiled flooring, central heating radiator. Double glazed windows to rear, door to the utility room.

Utility Room

8'8" x 6'3" (2.652m x 1.915m)

Single unit cupboard with worktop, sink and drainer and splashback tiling. Space and plumbing for a washing machine and dryer. Tiled flooring, central heating radiator.. Storage cupboard housing the boiler. Double glazed window to rear. uPVC double glazed exit door to side.

FIRST FLOOR

Landing

Doors to the four bedrooms and family bathroom. Loft access.

Bedroom One

13'5" x 12'0" (4.109m x 3.658m)

Fitted cupboards and drawers, laminate flooring, central heating radiator, door to en-suite. uPVC double glazed windows to front.

En-suite

8'10" x 7'8" (2.715m x 2.340m)

Three piece suite comprising a corner bath, low level wc and hand washbasin in vanity unit. Towel radiator. Tiled walls. uPVC double glazed frosted window to front.

Bedroom Two

11'11" x 11'10" (3.644m x 3.610m)

Fitted furniture, laminate flooring, central heating radiator, uPVC double glazed windows to front.

Bedroom Three

13'0" x 8'10" (3.975m x 2.714m)

Fitted furniture, wood flooring, central heating radiator, uPVC double glazed windows to rear.

Bedroom Four

8'11" x 8'3" (2.726m x 2.525m)

Wood flooring, central heating radiator, uPVC double glazed window to rear.

Family Bathroom

10'2" x 5'5" (3.107m x 1.674m)

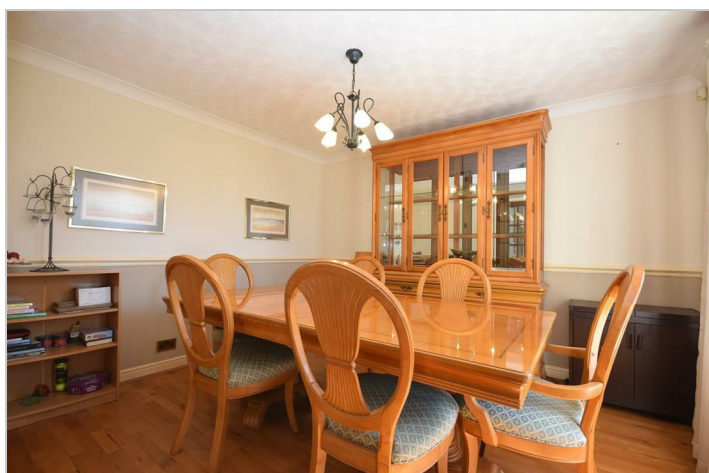
Four piece suite comprising bath, shower, low level wc and pedestal hand washbasin. Central heating radiator, tiled walls. uPVC double glazed frosted window to rear.

EXTERNAL

Detached double garage with up and over doors, power and lighting. Open frontage with areas of lawn and wide driveway to the garage. Gated access to the side of the property leads to the spacious rear garden benefitting from a flagged patio, lawn and open views of woodland.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



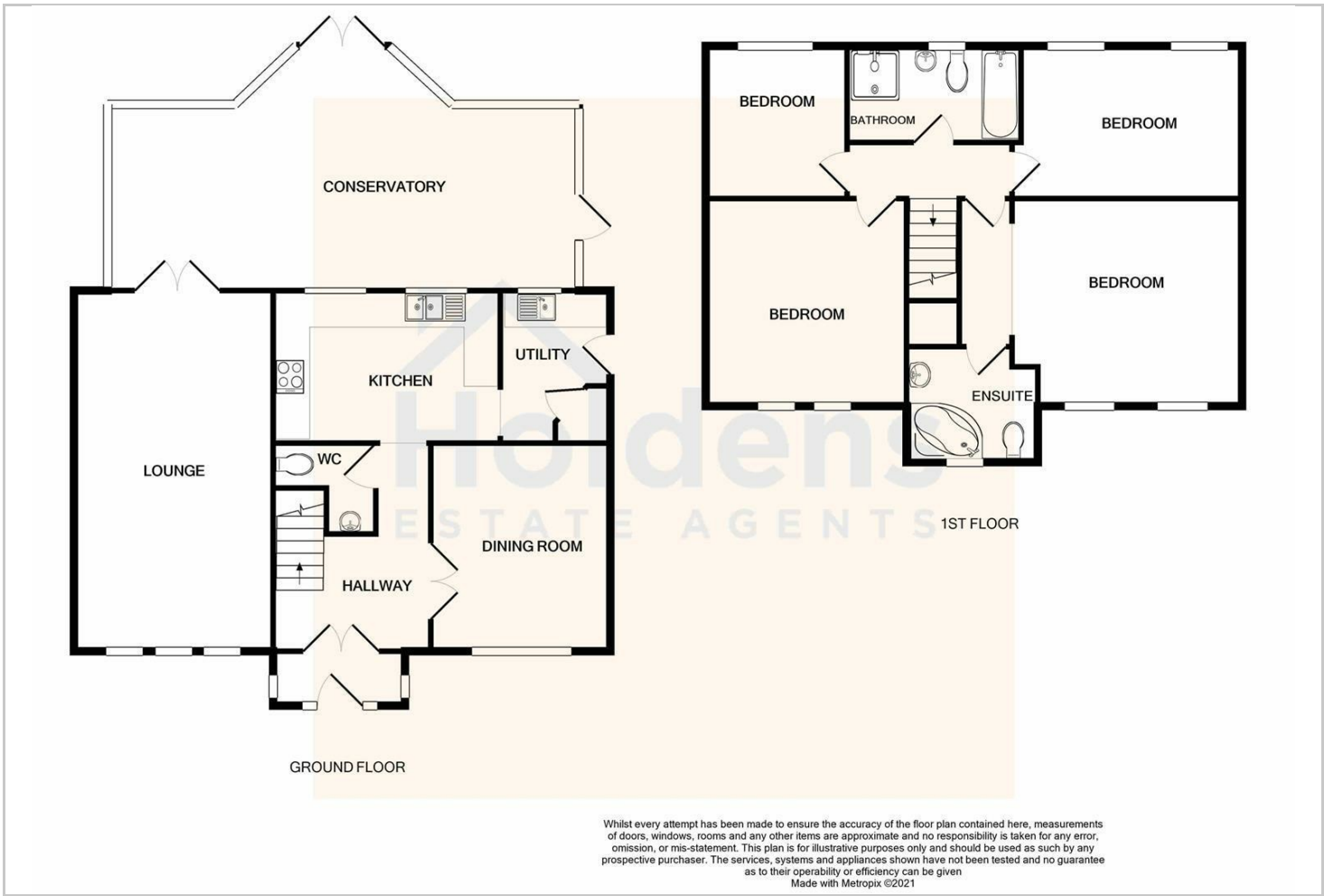
Hybrid Map



Terrain Map



Floor Plan



Viewing

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

Energy Efficiency Graph

