



Abbotts Close, Walton-Le-Dale, Preston

£895 PCM

Ben Rose Estate Agents are pleased to present to the rental market this well-presented two-bedroom coach house apartment, located on the highly sought-after Holland House Estate in Walton-Le-Dale. Ideally situated just a short drive from Preston city centre, the property is surrounded by excellent local schools, shops, and amenities. It also benefits from superb transport links via nearby bus routes, train stations, and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property at ground level, a staircase leads up to the first floor where the main living space is situated. Here, you'll find a spacious lounge/diner with dual-aspect windows to the front and rear, flooding the room with natural light. The adjoining fitted kitchen is equipped with a mix of freestanding and integrated appliances, complementary worktops, and a Velux window that enhances the bright and airy feel.

Towards the end of the main hallway are two double bedrooms, with the second bedroom benefiting from integrated storage. A beautifully finished family bathroom with an over-the-bath shower completes the interior.

Externally, the property offers a driveway with an allocated parking space for one car. To the rear, you'll find a generously sized, low-maintenance garden featuring a private decked patio area—perfect for relaxing or entertaining.

The property is also located near scenic woodland walks and open fields, offering stunning views to the front, where deer and other wildlife are frequently spotted.

Please note: The garage is not included in the rental of the property







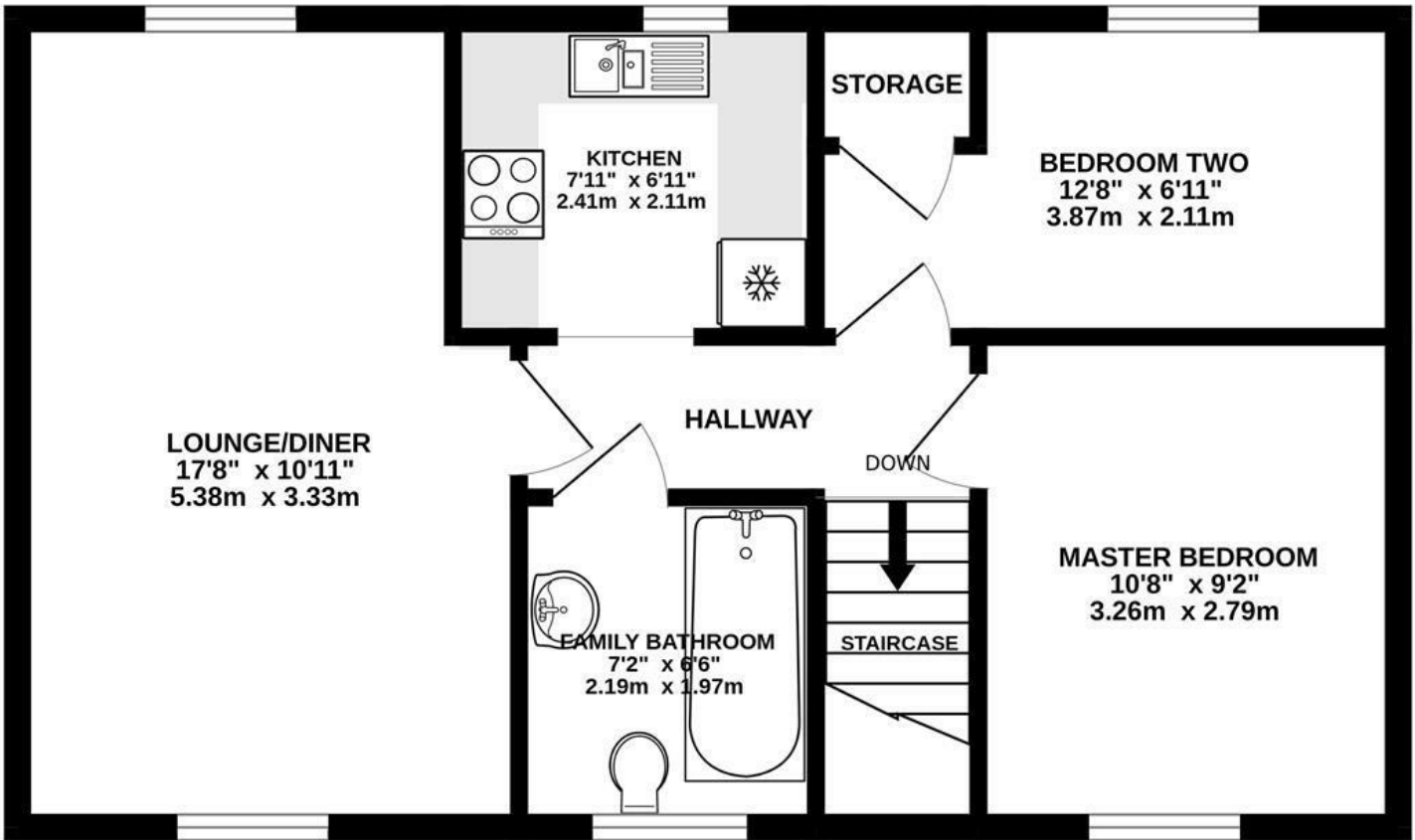






BEN ROSE

FIRST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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	<div>55</div>	<div>85</div>
(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	48	84
(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 