



Holland House Road, Walton-Le-Dale, Preston

Offers Over £345,000

Ben Rose Estate Agents are pleased to present to market this well-presented five-bedroom detached property, situated in the highly sought-after Holland House area of Walton-Le-Dale, Lancashire. Ideal for families, this well-maintained home offers generous living space both internally and externally.

Walton-Le-Dale benefits from a wide range of local amenities, including shops, supermarkets, cafés, and well-regarded schools. Excellent transport links are also close by, with easy access to the M6, M61, and M65 motorways, making commuting to nearby towns and cities such as Preston, Chorley, and Blackburn straightforward. Bamber Bridge and Preston train stations are just a short drive away, while regular bus routes serve the surrounding area.

Stepping into the property through the welcoming porch, you will find yourself in entrance hallway, where a staircase leads to the upper levels. To the right, you will find the spacious lounge, featuring a large window overlooking the front green open landscaped area, filling the room with natural light. From here, you enter the open-plan kitchen/diner. The modern fitted kitchen offers ample storage along with an integrated oven and hob. The dining area provides plenty of space for a large family dining table and benefits from double patio doors opening onto the rear garden. Just off the kitchen is a convenient utility room, offering additional storage, space for freestanding appliances, a Belfast sink, and integral access to the attached garage. There is also a separate downstairs toilet located off the utility room.

Moving up to the first and second floors you will find five well proportioned bedrooms, four of which are doubles. The spacious master bedroom includes fitted wardrobes and is large enough to accommodate a king-size bed and boasts a spacious four-piece ensuite bathroom with a corner whirlpool bath, while bedroom two also benefits from a three-piece ensuite shower room. A three-piece family bathroom with an over-the-bath shower serves the remaining bedrooms.

Continuing to the second floor, you will find the fourth double room along with additional storage space.

Externally, the home boasts a private driveway to the front, providing off-road parking for two vehicles and access to the attached garage. The garage is equipped with power and lighting and is fully plastered offering excellent potential for conversion into additional living space, subject to the necessary permissions.

To the rear is a generously sized south-facing garden, featuring a large lawn and flagged patio area. The garden enjoys sunshine throughout the day, creating the perfect space for relaxing, playing, or entertaining. There is plenty of space to add an extension or conservatory.

Although this is a leasehold property with an annual rent of just £75, the freehold is available to buy at a cost of only £3160.

Early viewing is highly recommended to avoid potential disappointment.













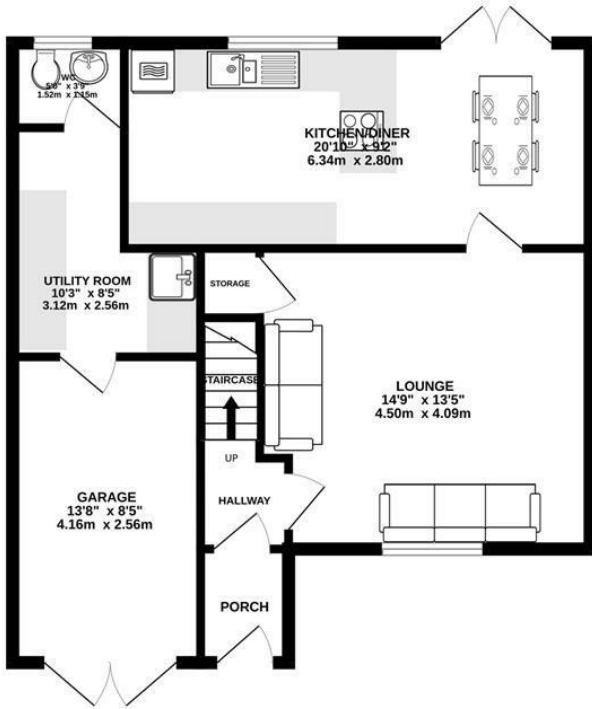




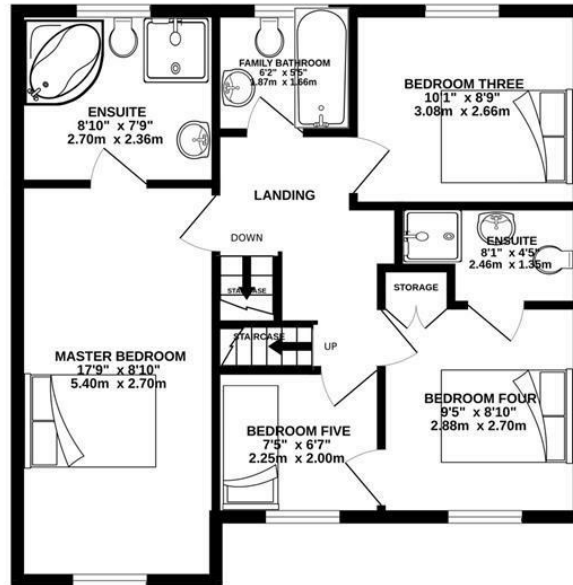




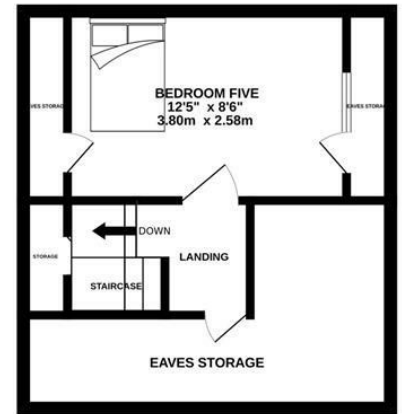
GROUND FLOOR
645 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 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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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	

Current: 71 | Potential: 77

Environmental Impact (CO₂) 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		
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