



Holland House Road, Walton-Le-Dale, Preston

Offers Over £114,995

Ben Rose Estate Agents are pleased to present to market this spacious and well-presented ground floor apartment situated within a peaceful cul-de-sac in the sought-after area of Walton-le-Dale. Ideal for first time buyers or couples, this attractive home offers comfortable and modern living throughout with generously sized rooms and plenty of natural light. The property benefits from excellent access to a wide range of nearby amenities including supermarkets, cafés, restaurants, gyms and local shops, whilst also being conveniently positioned for commuters with easy access to the M6, M61 and M65 motorways. Regular bus routes operate nearby and rail services can be found from Preston railway station, providing direct connections to surrounding towns and cities including Manchester, Liverpool and Lancaster.

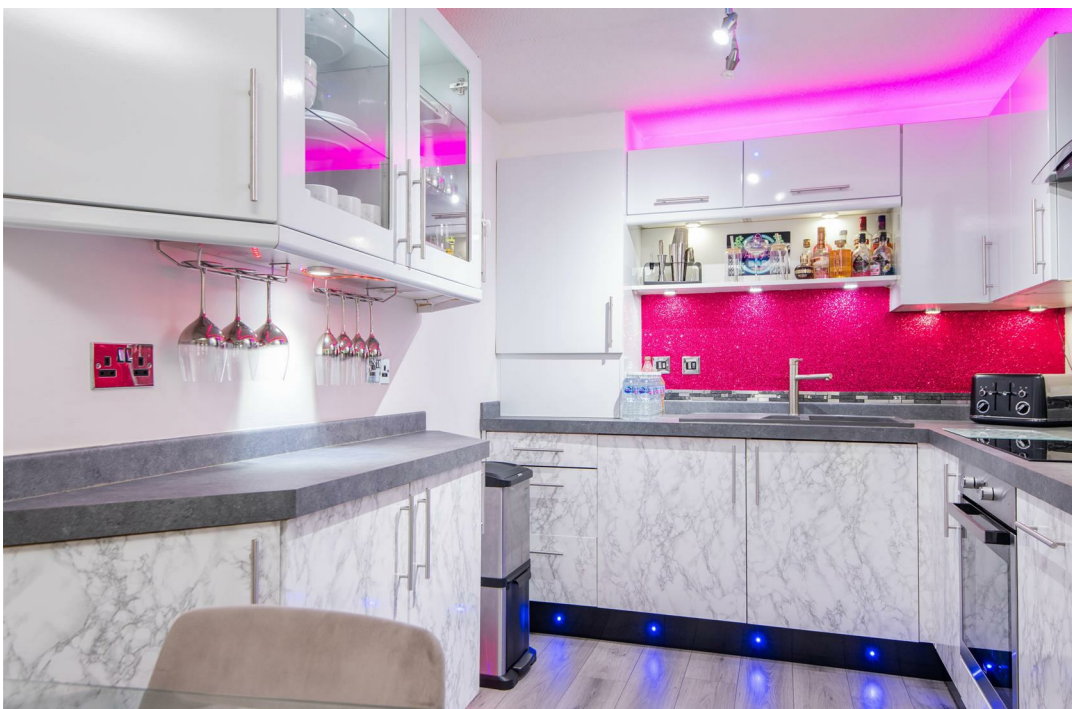
Entering the apartment, the welcoming entrance hall provides access to all rooms within the home. The heart of the property is the expansive open plan lounge and kitchen area, offering a bright and airy living space enhanced by impressive double arch windows allowing natural light to pour through. The modern kitchen is fitted with multiple integrated appliances, attractive cabinet lighting and ample storage and worktop space, whilst still allowing room for a dining table, making it ideal for both everyday living and entertaining guests.

The master bedroom is generously sized and further benefits from attractive arch windows, continuing the characterful design and allowing additional natural light into the room. The second bedroom provides excellent versatility and could serve as a guest room, dressing room or home office depending on individual needs. Completing the apartment is the well-maintained three-piece family bathroom fitted with modern fixtures and finishes.

Externally, the property benefits from two private parking spaces along with beautifully maintained communal grounds, all set within a quiet and peaceful cul-de-sac location. Combining spacious accommodation, modern open plan living and excellent commuter links, this apartment presents a fantastic opportunity for buyers looking for a move-in ready home in a highly convenient area.



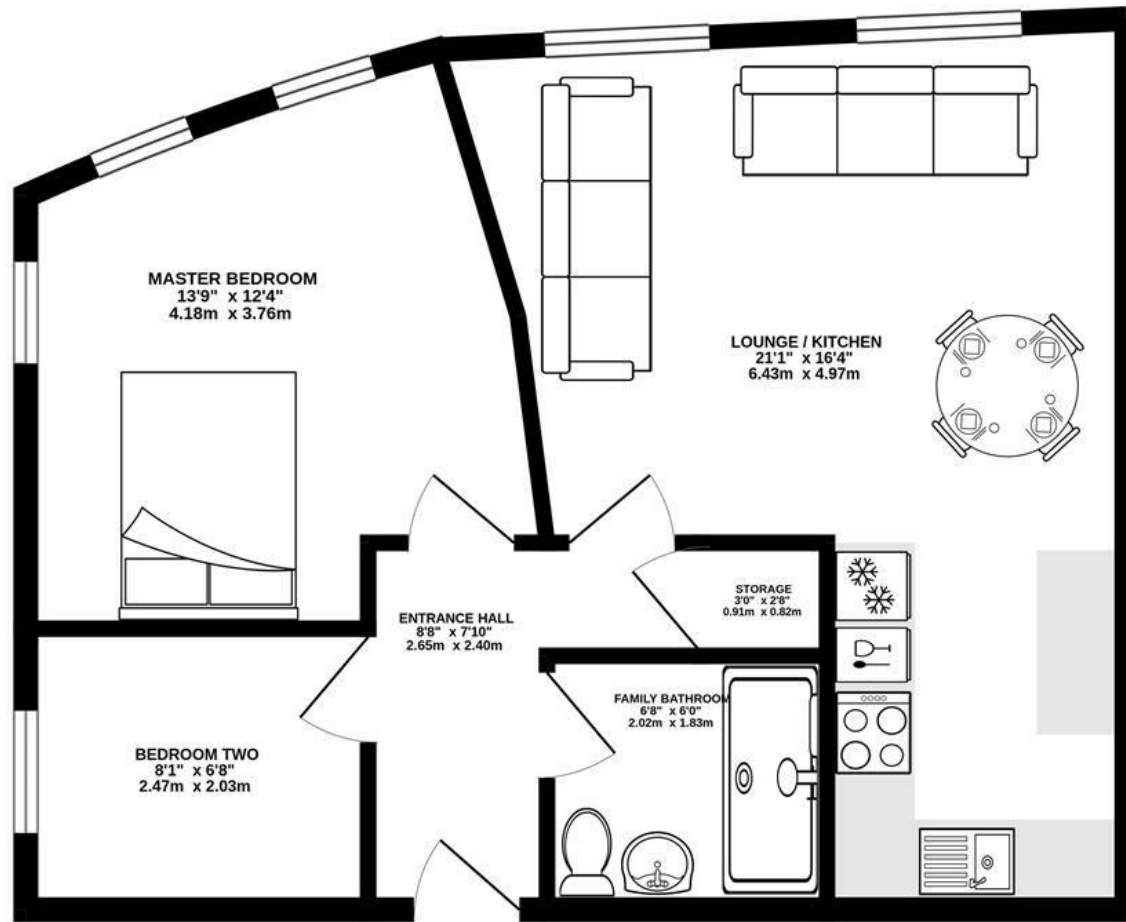








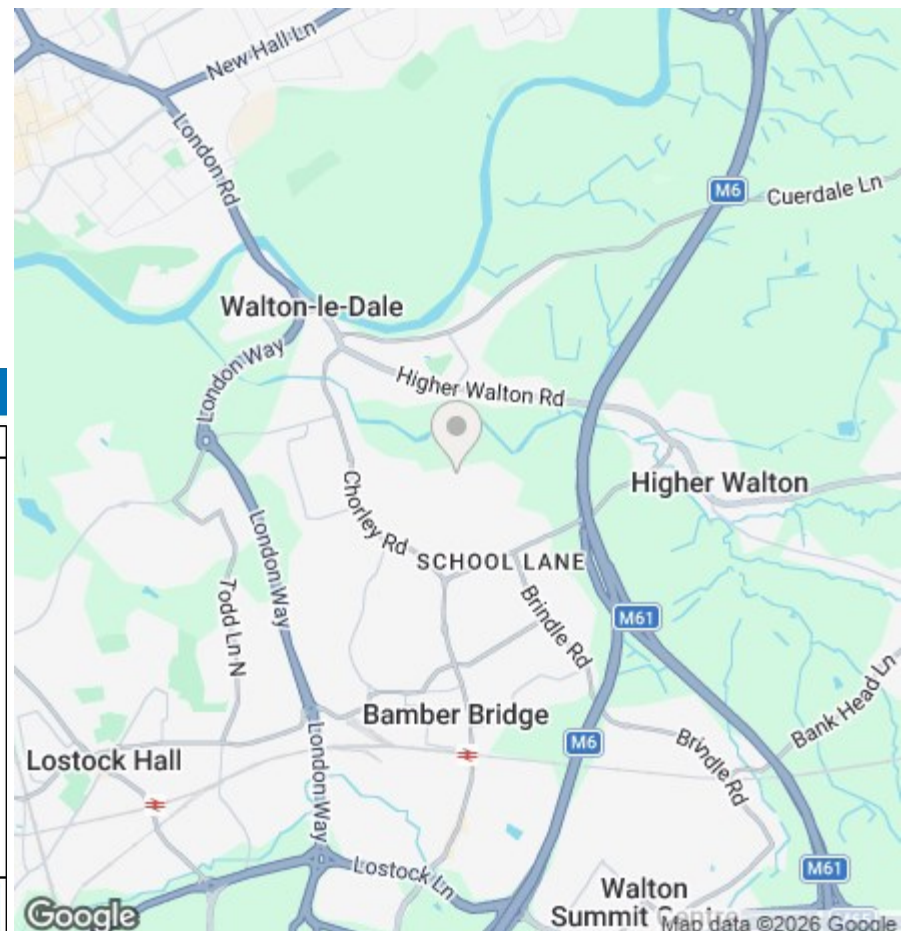
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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		
(81-91) B		
(69-80) C	78	78
(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 (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		
England & Wales	EU Directive 2002/91/EC	