GUILDHALL
SALES & LETTINGS



16 Holland House Court

Walton-Le-Dale, Preston, PR5 4HZ

Offers Over £290,000

5 2 2

Nestled in the charming Holland House Court, Walton-Le-Dale, this stunning four-storey family home offers an exceptional blend of space, comfort, and modern living. With five well-appointed bedrooms and two stylish bathrooms, this property is perfect for families seeking both functionality and elegance.

As you enter the ground floor, you are greeted by an open yet cosy atmosphere, enhanced by tasteful dado rails and panelling throughout. The modern fitted kitchen is a delight for any home chef, while the two reception rooms provide ample space for relaxation and entertainment. The family area seamlessly leads out to a sun trap rear garden, complete with an outdoor bar and pergola, making it an ideal setting for summer gatherings and al fresco dining.

The first floor features the third and fifth bedrooms, with the third bedroom boasting convenient closet space. A contemporary bathroom suite, complete with a luxurious jacuzzi bath, adds a touch of indulgence to this level. Ascending to the second floor, you will find the main bedroom, which benefits from its own en-suite shower room and built-in storage, ensuring a private retreat. The fourth bedroom on this floor is perfect for a single occupant or can serve as a home office.







Disclaimer

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

Ground Floor

Kitchen 10'8" x 7'3" (3.27 x 2.23)

Reception Room One 12'5" x 10'5" (3.79 x 3.20)

Reception Room Two 13'8" x 11'6" (4.17 x 3.51)

First Floor

Bedroom Three 10'8" x 11'1" (3.27 x 3.40)

Bedroom Five 8'2" x 5'8" (2.50 x 1.73)

Bathroom

Second Floor

Bedroom One 15'4" x 11'6" (4.68 x 3.53)

En Suite

Bedroom Four 7'1" x 11'6" (2.17 x 3.51)

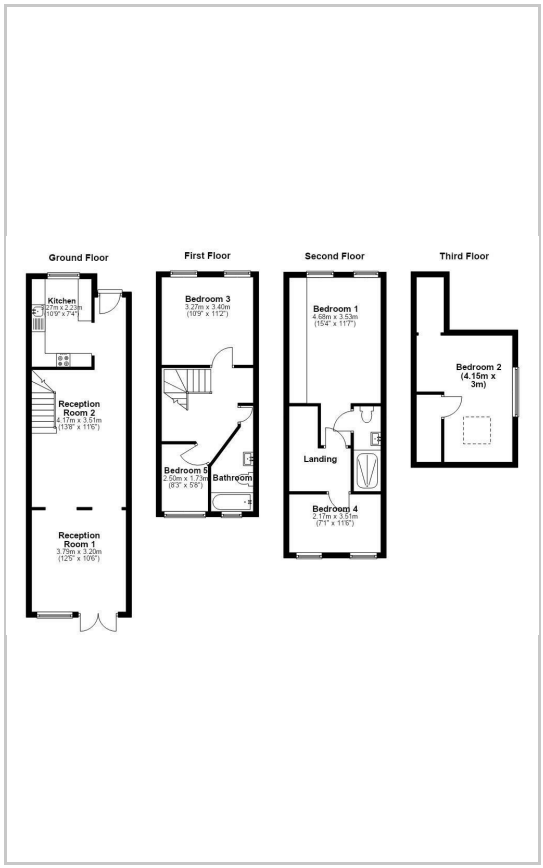
Third Floor

Bedroom Two 13'7" x 9'10" (4.15 x 3.00)

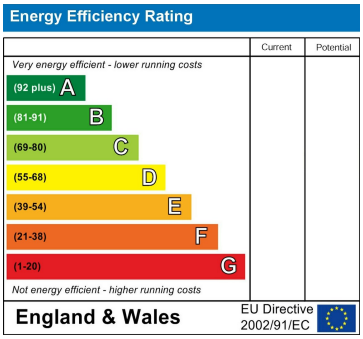
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/