



**17 Holland House Road, Walton-Le-Dale, Preston, PR5 4JH**  
**£273,950**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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969 years remaining on Lease

£80pa ground rent

Council tax band - D

### GROUND FLOOR

#### Lounge 13'5" x 15'1" (4.09m x 4.60m)

High quality wood effect laminate flooring with open aspect through to the dining area, electric fireplace and blind

#### Dining room 7'8" x 9'1" (2.34m x 2.79m)

High quality wood effect laminate flooring with patio doors leading to the conservatory

#### Conservatory 12'2" x 8'11" (3.72m x 2.73m)

High quality wood effect laminate flooring with access to the rear garden, spotlighting and blind

#### Kitchen 7'11" x 10'3" (2.42m x 3.14m)

Tile flooring with spotlighting and blind. A range of fitted kitchen units, worktops and integrated oven, hob, hood and micro-wave

#### Utility 5'1" x 4'11" (1.57m x 1.50m)

Tile flooring with access to the rear garden and plumbing for washing machine

#### WC/cloaks

Tile flooring with 2 piece bathroom suite in white, heated towel rail and tiled decor

### FIRST FLOOR

#### Bedroom 10'1" x 9'3" (3.08m x 2.83m)

High quality wood effect laminate flooring with window to the front, fitted wardrobes, curtains and blind

#### En-suite

High quality wood effect laminate flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor and radiator

#### Bedroom 8'9" x 10'1" (2.67m x 3.08m)

High quality wood effect laminate flooring with window to the rear elevation and blind

#### Bedroom 7'10" x 7'7" (2.40m x 2.32m)

High quality wood effect laminate flooring with window to the front elevation and blind

#### Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath, spotlighting and heated towel rail

#### EXTERNAL

Beautifully presented and private rear garden, with numerous patio areas and decking. Cul-de-sac plot position, with double driveway to the front, leading to a single integral garage.