



## **Brackenbury Close, Lostock Hall, Preston**

**Offers Over £345,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, located on a quiet cul-de-sac in the sought-after area of Lostock Hall, Preston. Ideal for large families, this spacious property offers the perfect balance of modern living with cosy period features. The home is situated close to local amenities, including shops, schools, and restaurants, with excellent travel links nearby. The M6 and M65 motorways are just a short drive away, providing easy access to Preston, Chorley, and surrounding towns. For those who commute, Lostock Hall train station and frequent bus services are close by, making this a well-connected location.

Upon entering the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. To the left is a spacious yet cosy lounge, featuring a charming period wood fireplace, perfect for family evenings. To the right, you'll find a convenient utility room. A downstairs W.C adds to the convenience of the property. Continuing through the hallway, you enter the modern open-plan kitchen and dining area, which is truly the heart of the home. The kitchen boasts integrated appliances, including a wine fridge, dishwasher, and a gas hob, with ample space for a freestanding fridge-freezer. The room is beautifully lit, thanks to French doors that lead directly to the rear garden, creating an airy and inviting space. Accessed from the garden, a bright and airy garden room offers additional living space, ideal for entertaining or simply relaxing.

Moving up to the first floor, the landing provides access to three generously sized double bedrooms and a fourth single bedroom. The master bedroom benefits from a stylish three-piece en-suite and fitted wardrobes, offering ample storage. The family bathroom on this floor is a standout feature, with a unique freestanding bath, adding a touch of luxury to this already impressive home.

Externally, the property features a driveway with space for two cars, as well as a large double garage, providing additional parking or storage options. To the rear, the large, private garden offers another fantastic space, with a paved seating area perfect for summer evenings.

This beautiful family home offers space, style, and convenience, making it a fantastic opportunity for those seeking a modern home in a quiet, well-connected location.















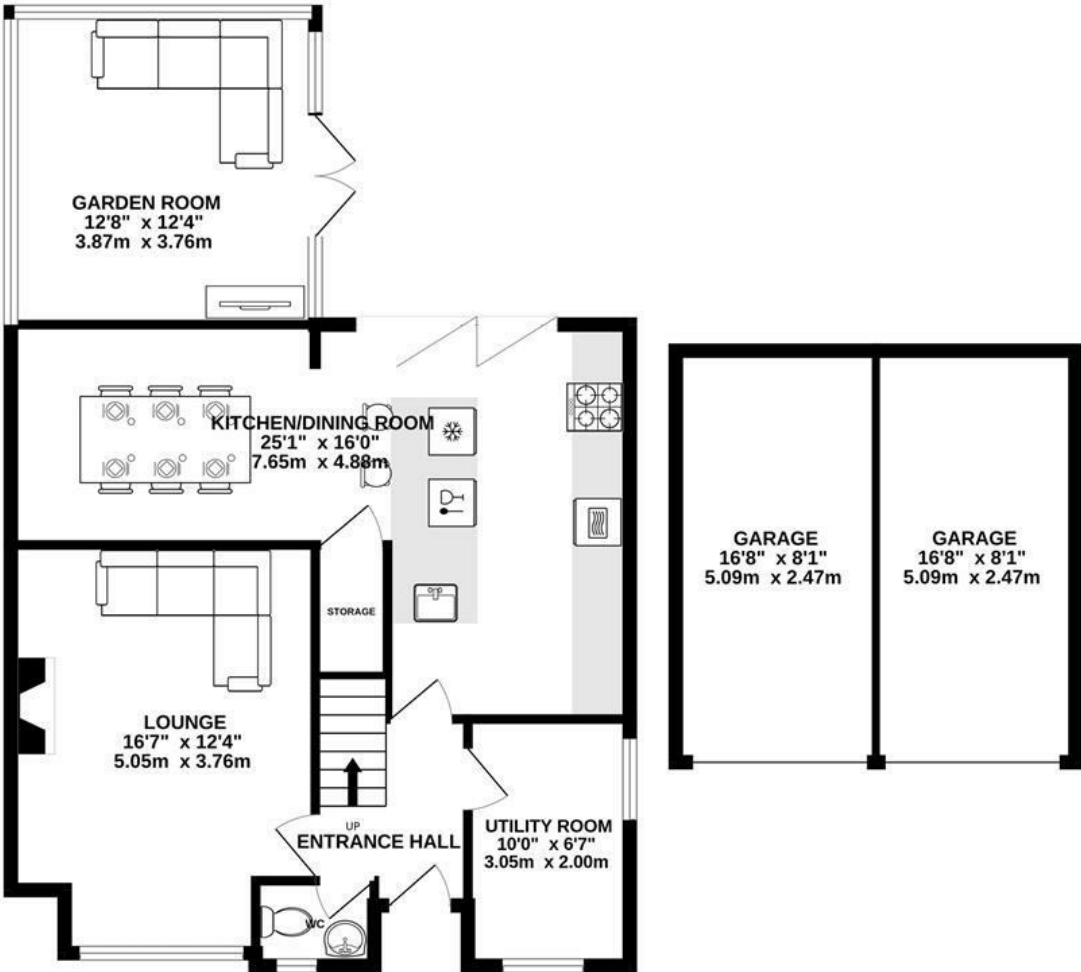




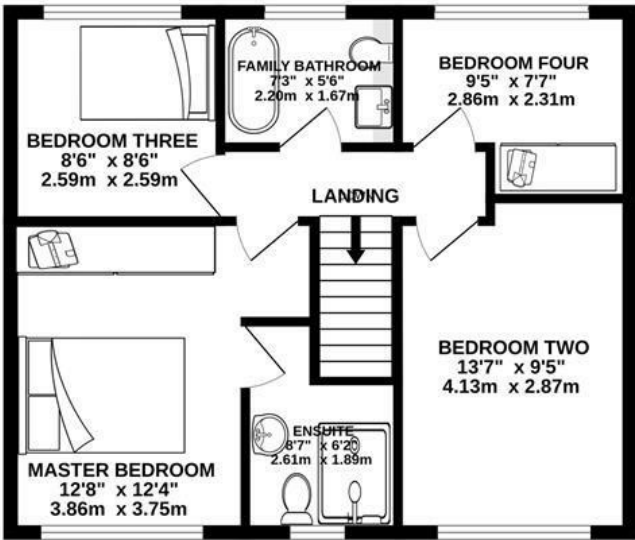


# BEN ROSE

GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.2 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	67	80
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

