



Brackenbury Close, Lostock Hall, Preston

Offers Over £270,000

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom detached family home, located on a quiet cul-de-sac in the sought-after area of Lostock Hall, Preston. Ideal for growing families, this property presents a great opportunity for those looking for practicality and comfort. 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 commuters, 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 that is filled with light and houses a practical downstairs WC. Moving into the house you step into the sizable open plan dining room housing the staircase and seamless access to the kitchen. The kitchen offers ample worktop space with room freestanding appliances as well as side access to the rear garden. To the rear of the house is the lounge, ideal for family gathering and socialising with large glass doors creating a seamless flow to the garden whilst keeping the space feeling open. Adjacent is a versatile family room that would make an ideal home office or snug.

Moving up to the first floor, the landing provides access to three generously sized double bedrooms. The master bedroom benefits from a private three-piece en-suite and bedroom two has built in storage solutions. Completing the floor is the three piece family bathroom.

Externally the home offers a low maintenance garden with artificial grass and a decked area. To the front is a large driveway offering off the road parking for several vehicles. Overall this is an ideal family home for anyone looking to live in a peaceful neighborhood with access to great amenities.















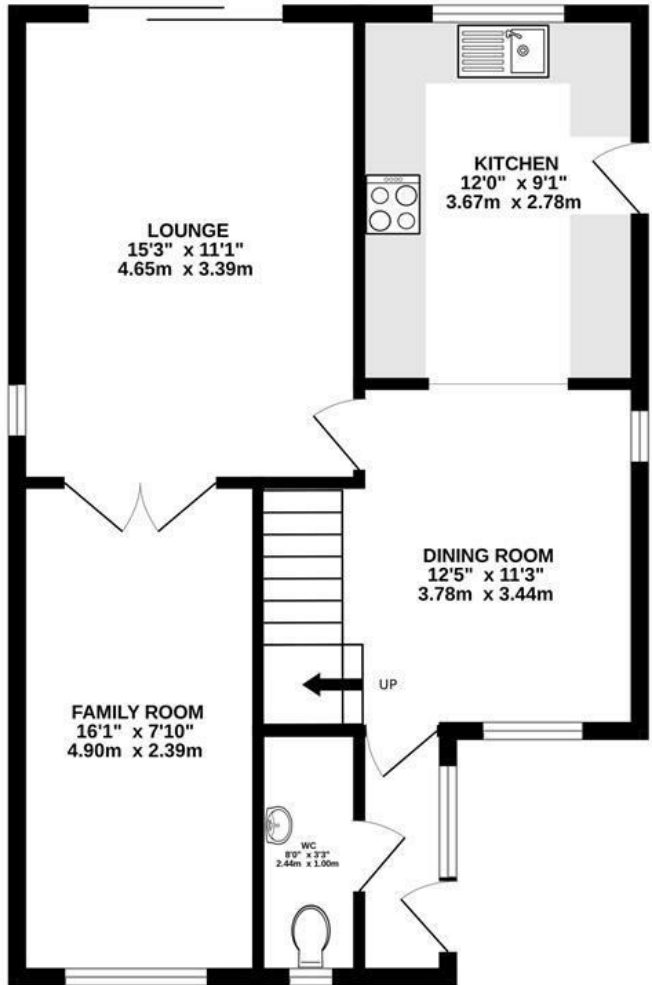




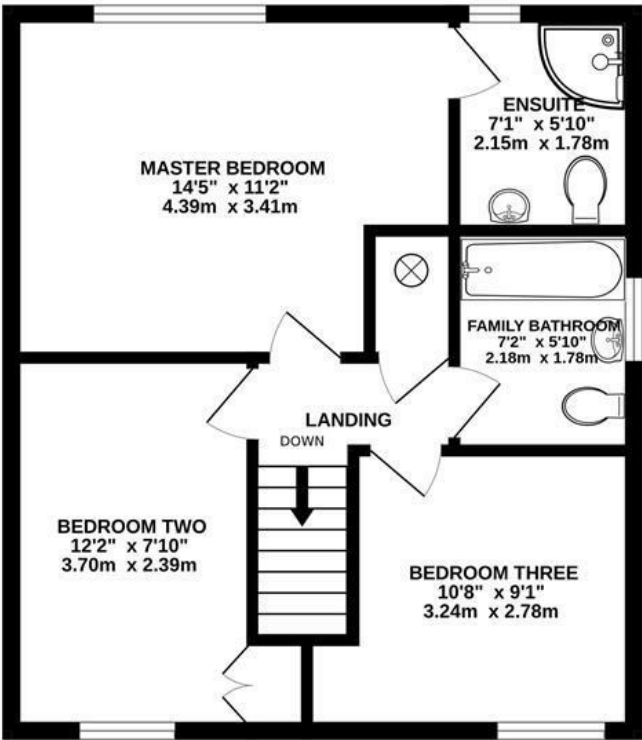


BEN ROSE

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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	74	86
(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 ₂) 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		

