



Denby Close, Lostock Hall, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom semi-detached home, tucked away on a quiet cul-de-sac in the highly sought-after area of Lostock Hall, Lancashire. Offering a perfect blend of comfort and practicality, this ideal family home is set in a peaceful residential neighbourhood, making it a fantastic choice for first-time buyers, young families, or those looking to upsize. The property is conveniently located close to a range of local amenities including supermarkets, schools, and leisure facilities. Excellent travel links are also on hand, with Lostock Hall train station just a short walk away, regular bus routes serving the area, and easy access to the M6 and M65 motorways—making commuting to Preston, Blackburn, or Manchester simple and efficient.

As you step inside, you're welcomed into a generously sized lounge with ample natural light and a warm, inviting atmosphere—perfect for relaxing or entertaining. From here, a staircase leads to the first floor, while a doorway opens into the well-appointed kitchen. The kitchen features integrated appliances and provides plenty of worktop and storage space for the modern family. Towards the rear, you'll find a conservatory that adds valuable living space and serves as a seamless link between the home and the rear garden—ideal for enjoying the outdoors from the comfort of indoors all year round.

Moving upstairs, the first-floor landing leads to three well-proportioned double bedrooms, each offering flexibility for family living, guest rooms, or even a home office. Completing this floor is a stylish family bathroom fitted with a modern three-piece suite. The layout offers comfort and privacy for all members of the household.

Externally, the property boasts a neatly paved driveway with space to accommodate up to two vehicles, leading to an attached garage that provides further off-road parking or useful storage space. The front garden is low maintenance and enhances the home's kerb appeal. To the rear, you'll find a beautifully landscaped garden featuring a well-maintained lawn and a patio area—perfect for summer barbecues, children's play, or simply unwinding in the fresh air. This home truly offers the perfect balance of indoor and outdoor living in a desirable and family-friendly location.







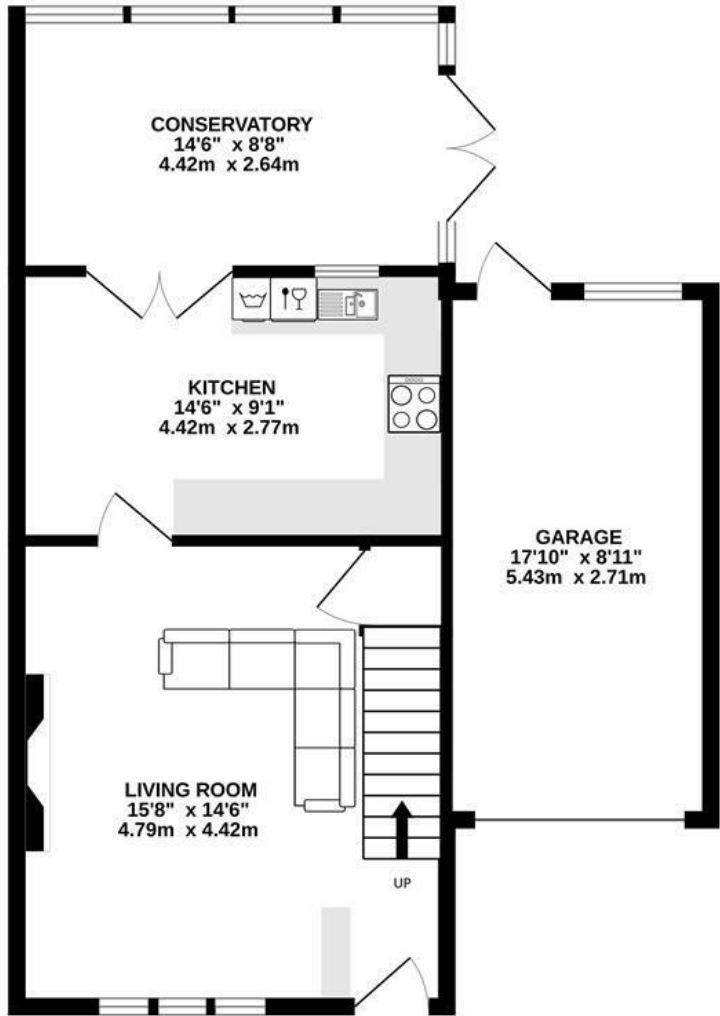




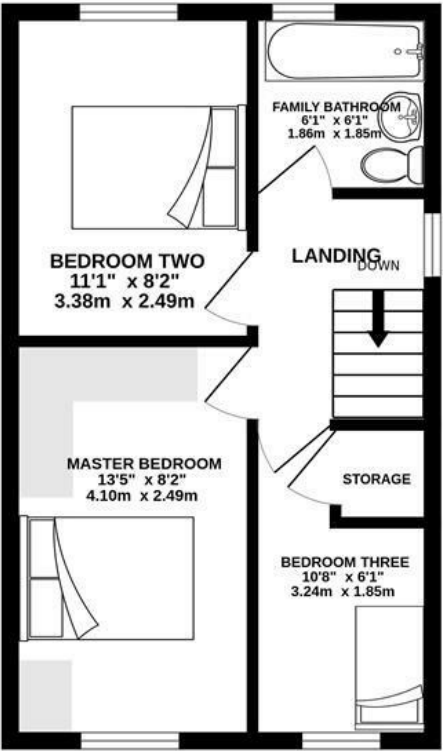


BEN ROSE

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
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	

