



Brackenbury Close, Lostock Hall, Preston

Offers Over £259,950

Ben Rose Estate Agents are delighted to bring to market this beautifully presented and generously proportioned three-bedroom detached family home, ideally located on a quiet cul-de-sac in the highly desirable area of Lostock Hall, Preston. Perfect for growing families, this inviting home combines space, comfort, and convenience in one fantastic package.

Tucked away in a peaceful residential setting, the property is within easy reach of excellent local amenities, including shops, highly regarded schools, and a variety of restaurants. For commuters, transport links couldn't be better — with the M6 and M65 motorways just minutes away, and Lostock Hall train station and frequent bus services offering superb connectivity to Preston, Chorley, and surrounding towns.

As you step inside, you're welcomed by a bright and airy entrance hallway, complete with a convenient downstairs WC. The heart of the home is the spacious open-plan dining area, which effortlessly connects to a well-appointed kitchen featuring ample worktop space, room for freestanding appliances, and access to the rear garden — ideal for family living and entertaining alike.

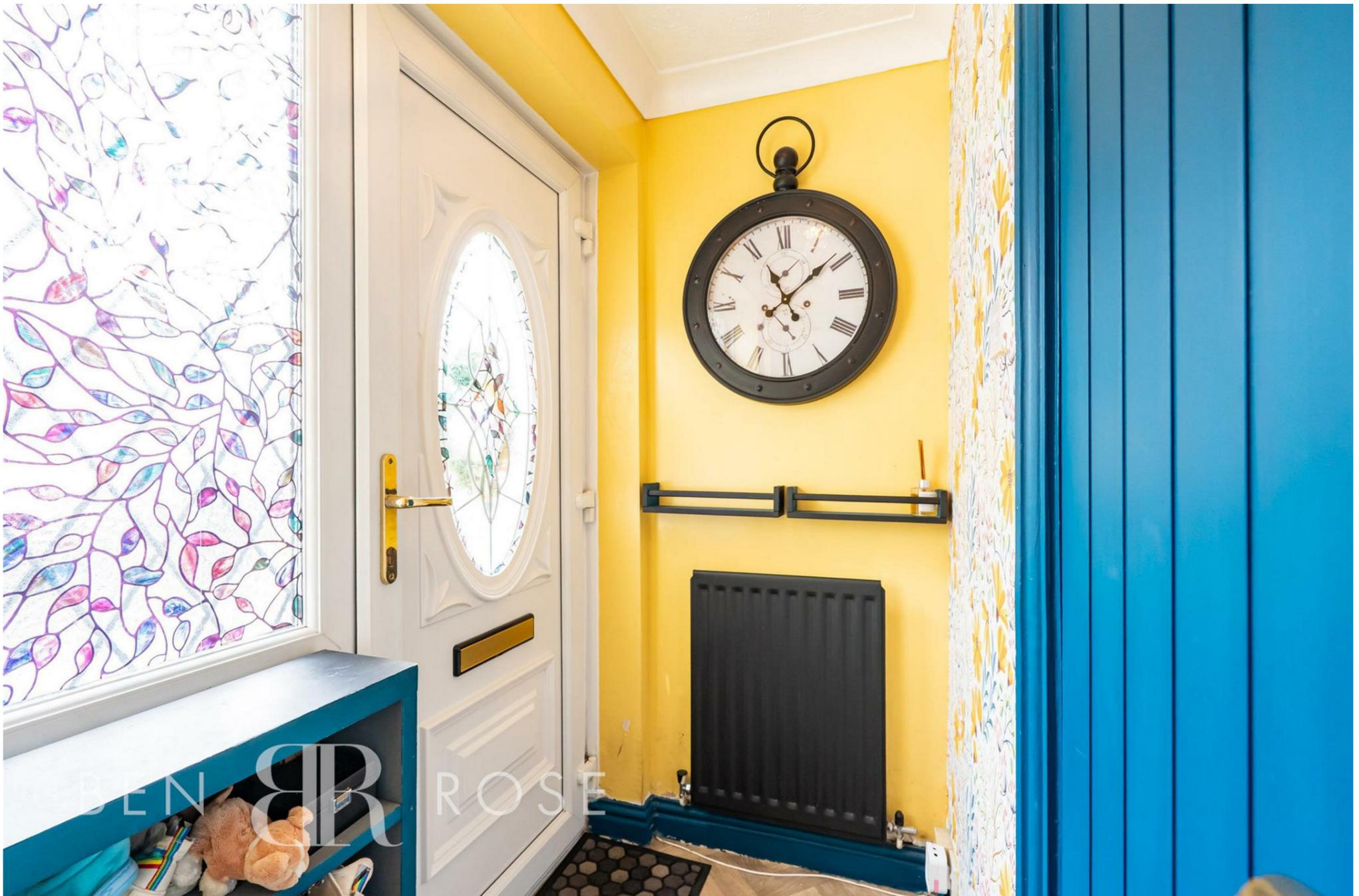
To the rear of the home, the generously sized lounge is a perfect spot for relaxing or socialising, with large glass doors that flood the space with natural light and provide a seamless transition to the garden. A versatile additional reception room — perfect as a home office, snug, or playroom — completes the ground floor.

Upstairs, you'll find three double bedrooms, including a stylish master with its own private en-suite. The second bedroom features built-in storage, while the third, though slightly more compact, still accommodates a double bed and would be ideal as a guest room, occasional double, or multi-use space. A modern three-piece family bathroom completes the floor.

Outside, the property boasts a low-maintenance rear garden with artificial lawn and a spacious decked area — ideal for outdoor dining and play. To the front, a large driveway provides ample off-road parking for multiple vehicles.

In summary, this superb home offers the perfect blend of modern family living and convenience in a sought-after location. Early viewing is highly recommended to truly appreciate all that this home has to offer."









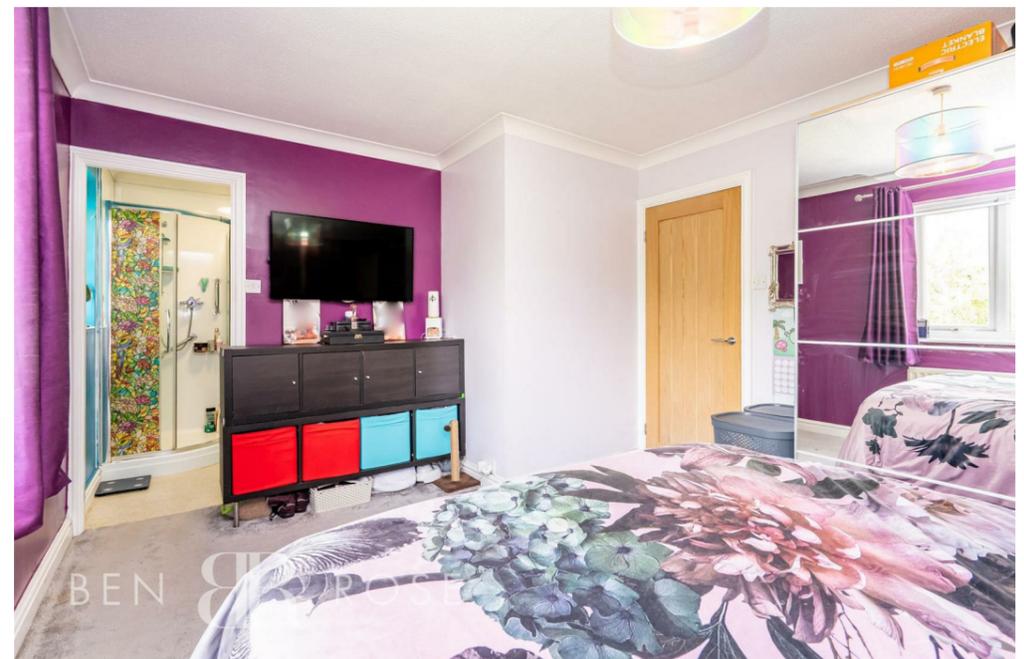
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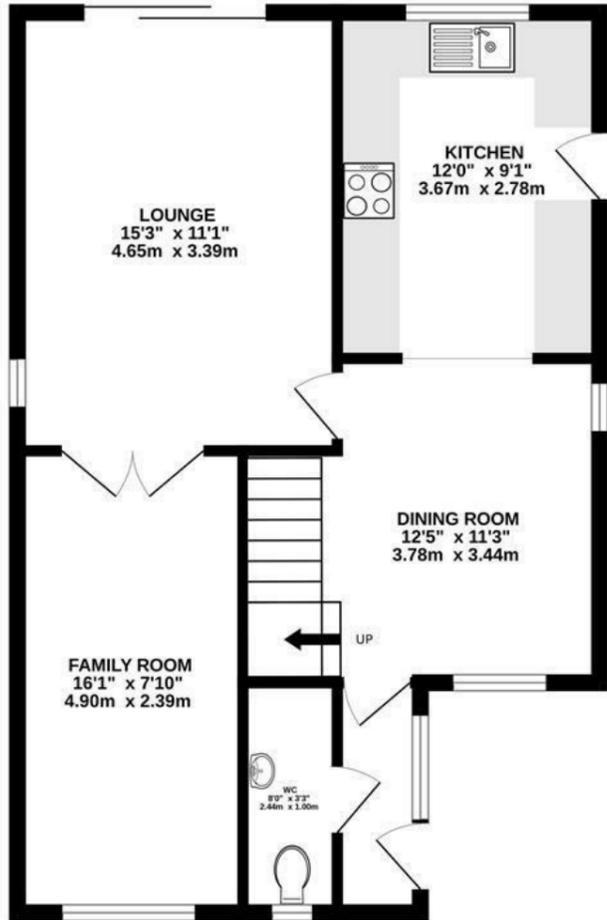
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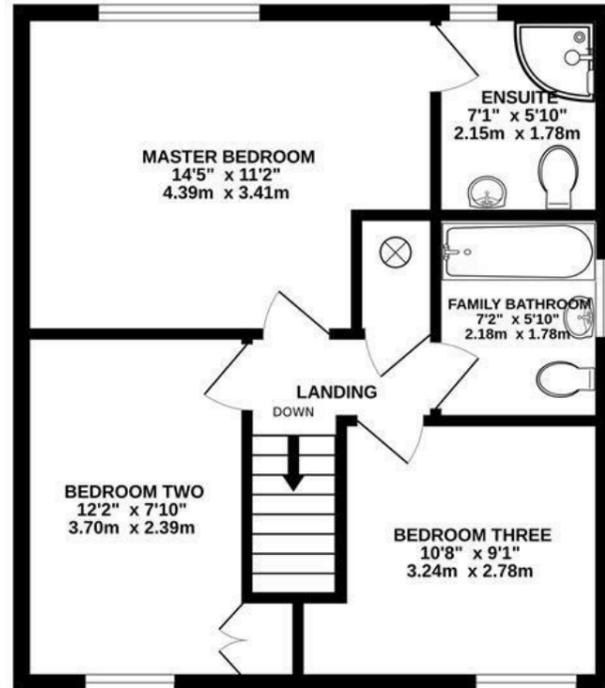
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GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



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

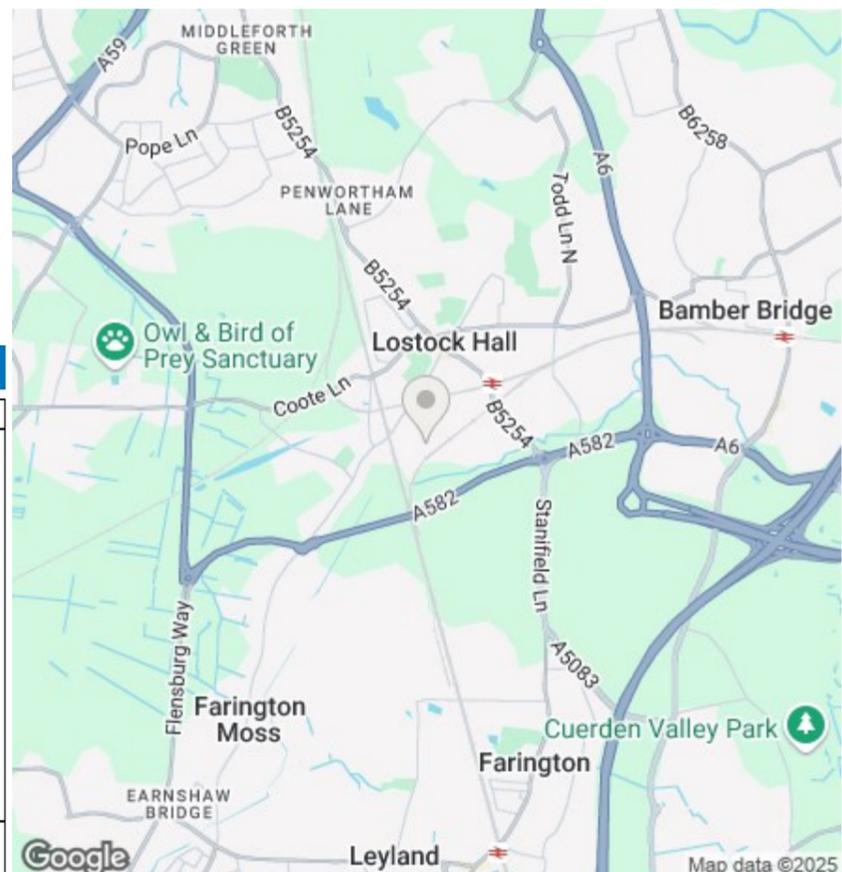


TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

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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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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 (CO₂) Rating

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	