



  
**Holdens**  
ESTATE AGENTS

**6 Denby Close, Lostock Hall**  
**£216,950**

  
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## 6 Denby Close

Lostock Hall, Preston

Well-presented freehold 3-bed semi in a sought-after area. Features lounge, kitchen, conservatory, garage, driveway, enclosed garden, EPC C. Close to amenities and transport. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

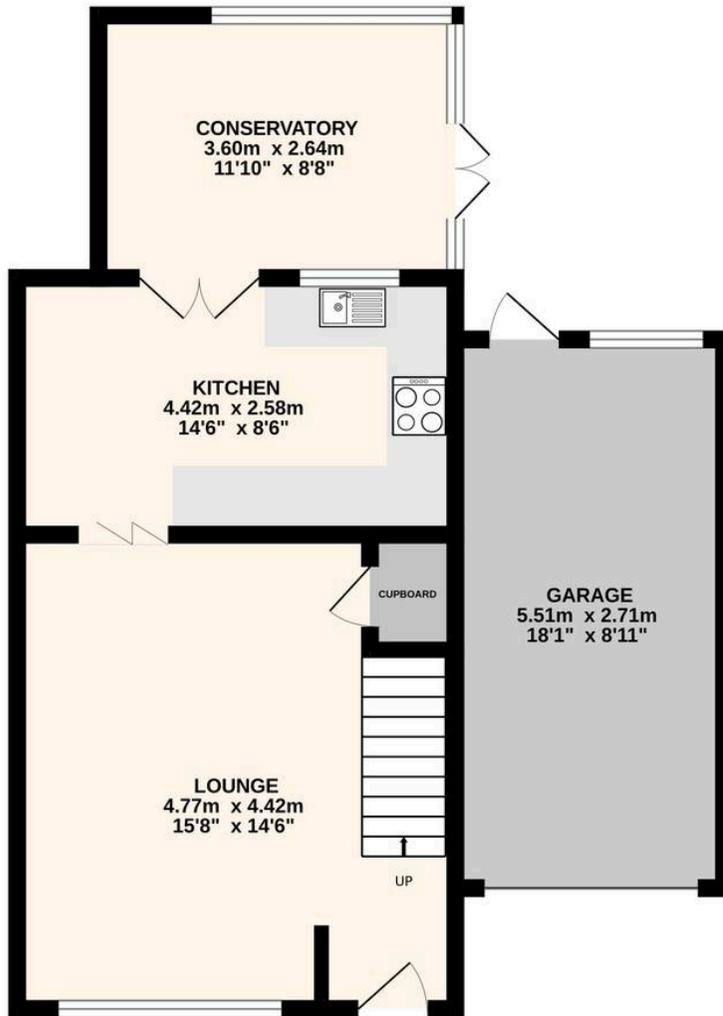
- Semi Detached
- Freehold
- Three Bedrooms
- Modern Kitchen
- Conservatory
- Close To Local Amenities & Transport Links.
- Low Maintenance Garden
- Garage
- EPC Rating C
- Early Viewings Recommended



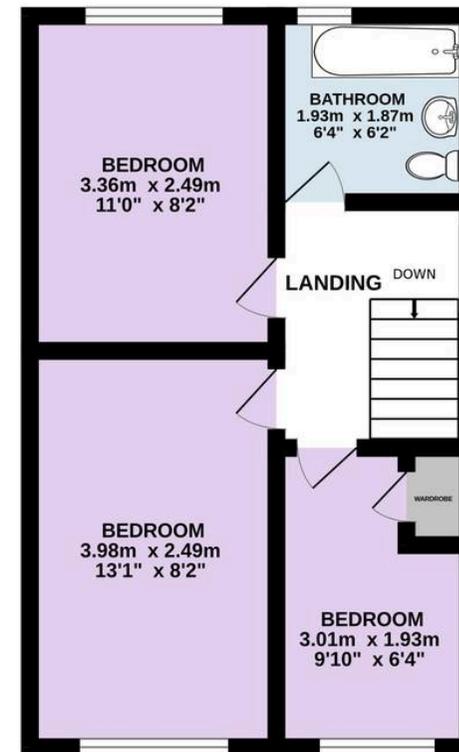




GROUND FLOOR  
56.8 sq.m. (611 sq.ft.) approx.



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



TOTAL FLOOR AREA : 89.2 sq.m. (961 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Holdens Lostock Hall

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