

**BANKS**

## Chartered Surveyors

Agricultural | Residential | Commercial

**39 Lyme Road, Penwortham, Preston,  
PR1 9ZJ**

**For Sale by Private Treaty  
Guide Price: £185,000**



**39 Lyme Road is a charming two-bedroom home situated on a desirable estate in Penwortham, Preston. This delightful property offers comfortable living spaces and modern amenities, perfect for first-time buyers, small families, or those looking to downsize.**

### Description

Internally, 39 Lyme Road comprises the following accommodation over two floors:

- Lounge
- Kitchen
- W/C
- Master Bedroom
- Second Bedroom
- Bathroom

Externally, 39 Lyme Road benefits from a private rear garden, ideal for outdoor activities, gardening, or simply unwinding in the fresh air. The detached garage offers secure parking and additional storage space, while the driveway provides off-road parking.

Located in the sought-after suburb of Penwortham, this property enjoys excellent local amenities, schools, and transport links. It is conveniently situated close to Preston city centre, offering a wide range of shopping, dining, and leisure options. The area also boasts several parks and green spaces, making it perfect for those who appreciate outdoor activities and nature.

### Services

The subject property has the benefit of mains water, gas and electric.

### Method of Sale

The land is offered for sale by private treaty.

### Guide Price

The guide price for the property is £185,000.

### Tenure

Freehold with vacant possession available upon completion.

### Viewings

Viewings are strictly by appointment only and can be arranged by contacting the agent.

### Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or Banks Chartered Surveyors offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

### Energy Performance Certificate

The property has been given a B energy rating.

### Council Tax

The property is in Council Tax Band B.

### Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: [luke@banks-surveyors.co.uk](mailto:luke@banks-surveyors.co.uk)

Web: [www.banks-surveyors.co.uk](http://www.banks-surveyors.co.uk)

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