



**Lyme Road, Penwortham, Preston**

**Offers Over £219,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached house in Penwortham. This beautifully maintained home features a garage, gardens, and driveway parking. Situated in a sought-after residential area, it offers a tranquil environment with excellent travel links and amenities nearby.

Upon entering, you are welcomed into an entrance hall leading to a spacious lounge, ideal for relaxation and family gatherings. The modern kitchen/diner is equipped with integrated appliances and boasts French windows that open onto the rear garden, perfect for al fresco dining. A convenient WC and under-stairs storage complete the ground floor layout.

Ascending to the first floor, you will find the master bedroom featuring an ensuite with shower, toilet, and sink, providing a private retreat. Bedrooms two and three offer ample space for family members or guests, while a well-appointed family bathroom with toilet, sink, and bath serves the upper level.

Externally, the property boasts a well-maintained rear garden, providing a peaceful outdoor space for gardening or entertaining. The front garden adds to the property's curb appeal, complementing the driveway which accommodates multiple cars along with the garage.

In summary, this semi-detached house in Penwortham offers a blend of modern comfort and convenience, coupled with a desirable location and excellent amenities, making it an ideal choice for families seeking a new home.



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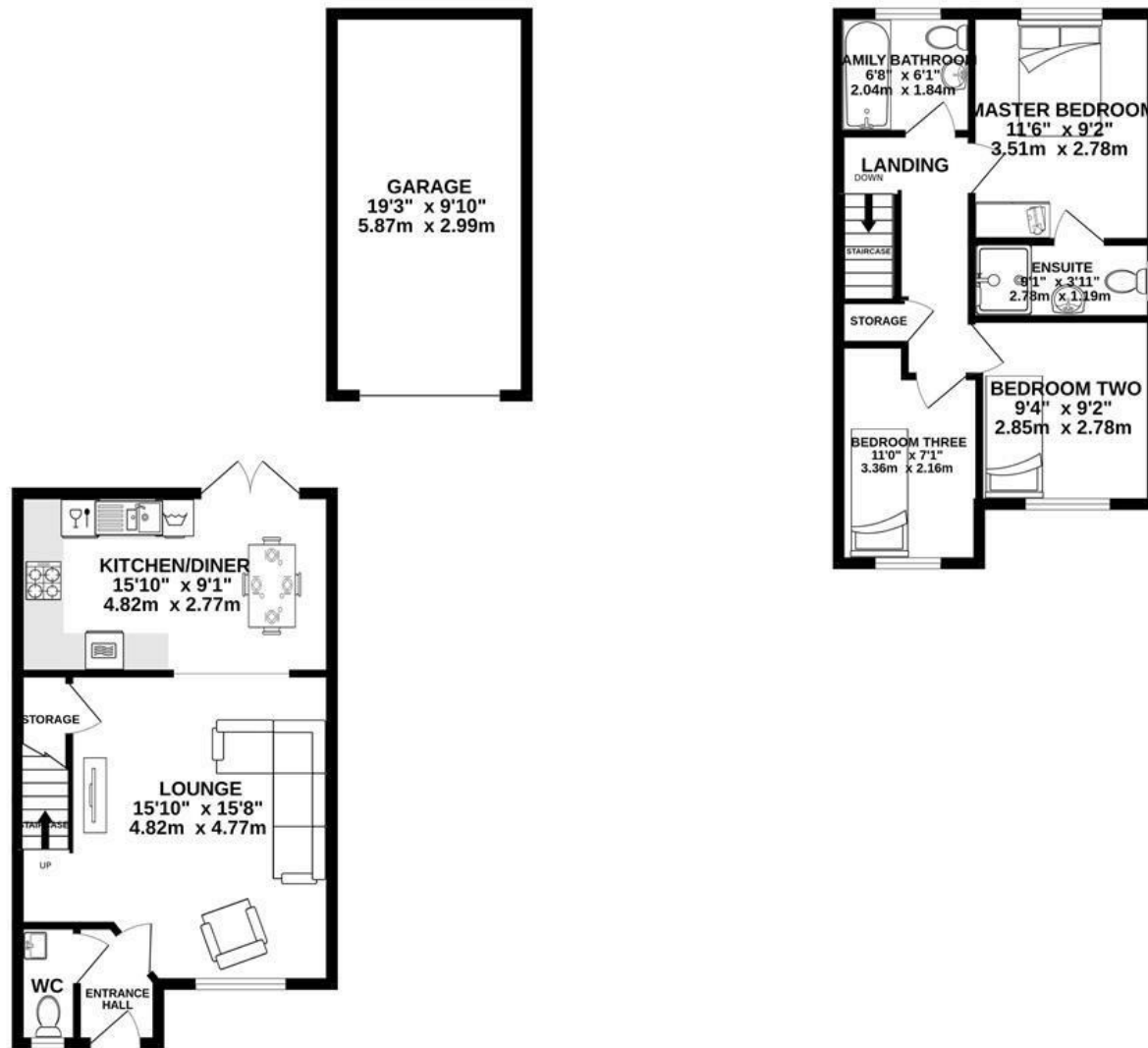




# BEN ROSE

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.

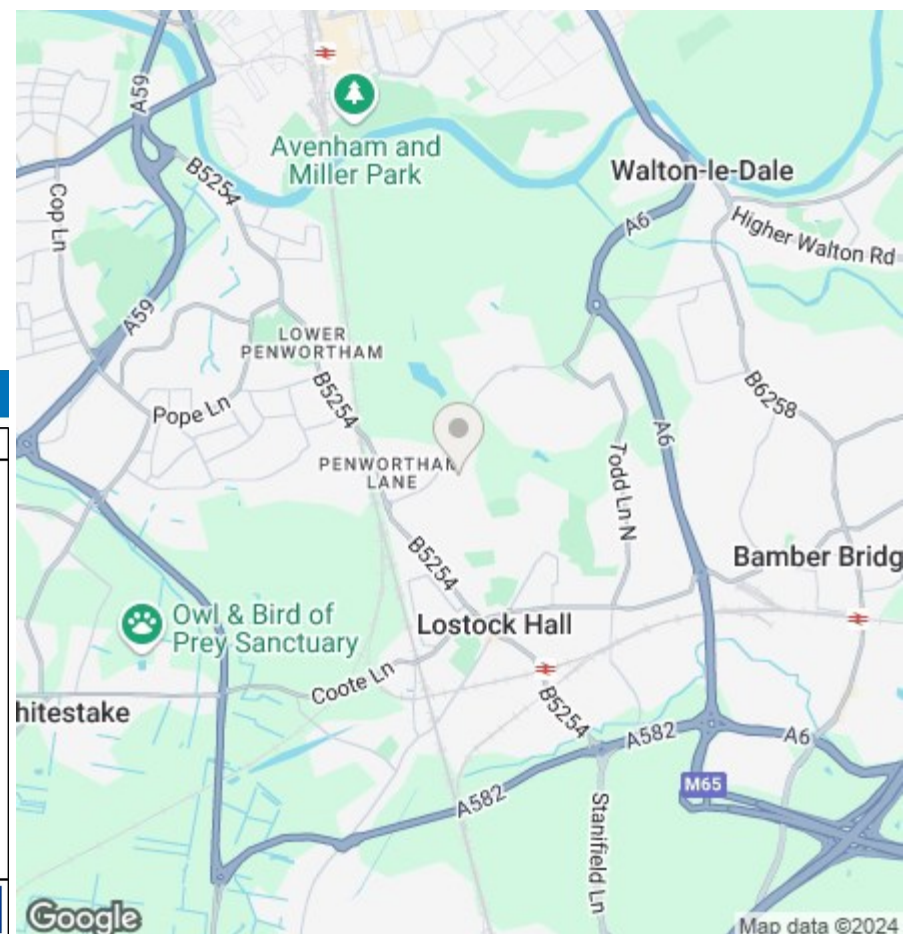


TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

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		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	