



38 Lyme Road, Penwortham, Preston, PR1 9ZJ

£234,950

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Situated within a new build site off the Cawsey, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. Constructed just four years ago, the property is still under the NHBC warranty, providing peace of mind for prospective buyers.

Upon entering, you are greeted by a spacious & stylish reception room, an ideal space for relaxation or entertaining guests. The modern kitchen/diner, boasts contemporary fittings and ample space for dining, perfect for family meals or social gatherings.

This delightful residence features three well-proportioned bedrooms, providing plenty of room for a growing family or guests. The property also includes two bathrooms, comprising a family bathroom and an en-suite, along with a convenient downstairs WC, ensuring that the needs of all residents are catered for.

This is a highly desirable location that combines the tranquillity of suburban living with easy access to local amenities and transport links. Whether you are a first-time buyer or looking to upsize, this property presents an excellent opportunity to acquire a modern home in a sought-after area. Do not miss the chance to make this stunning house your new home. Council Tax Band C, EPC Rating B. Freehold.

\*Please note measurements for this property are located within the floorplan\*

















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## Road Map



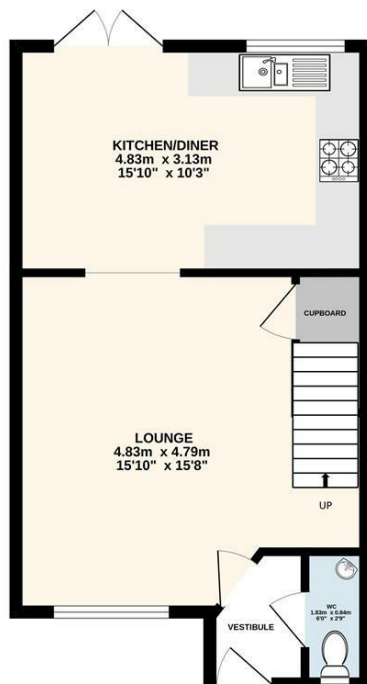
## Hybrid Map



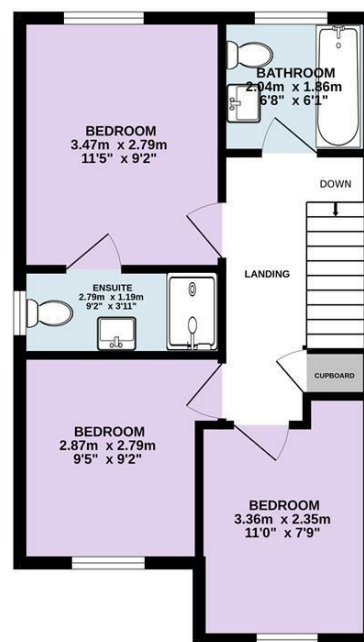
## Terrain Map



GROUND FLOOR  
39.9 sq.m. (429 sq.ft.) approx.



1ST FLOOR  
38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA: 78.7 sq.m. (847 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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## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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