



27 Lyme Road, Penwortham, Preston, PR1 9ZJ

Price: £274,950

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	79	
(55-68)	D		

- Gas central heating and double glazing
- **NO CHAIN!**
- Large living room
- High standard integrated kitchen
- En suite to master bedroom
- Attractive bathroom
- Sought after residential location
- Schools nearby

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FULL DESCRIPTION

This stunning and modern new build three bedroom detached house comprises entrance hallway, downstairs wc, lounge, fitted kitchen with integrated appliances/dining room with french doors leading to the rear lawn garden. Upstairs are three double bedrooms, master is en suite and an attractive family bathroom. The home is warmed by gas central heating and double glazing, To the front is a garden with a side driveway. Sought after location! No Chain.

BROADBAND COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

ENTRANCE HALL

6' 0" x 4' 2" (1.83m x 1.29m)

WC

5' 11" x 2' 9" (1.82m x 0.85m)

LIVING ROOM

15' 8" x 15' 7" (4.80m x 4.75m)

KITCHEN/DINING ROOM

15' 10" x 9' 1" (4.84m x 2.77m)

LANDING

12' 4" x 6' 4" (3.77m x 1.95m)

BEDROOM

11' 4" x 9' 1" (3.47m x 2.78m)

ENSUITE

9' 1" x 3' 11" (2.77m x 1.20m)

BEDROOM

9' 4" x 8' 1" (2.86m x 2.47m)

BEDROOM

9' 6" x 7' 5" (2.91m x 2.27m)

BATHROOM

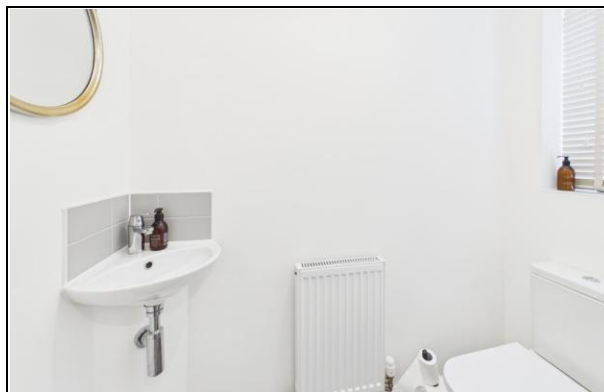
6' 4" x 6' 1" (1.94m x 1.87m)

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"



27 Lyme Road, Penwortham, Preston

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

27/04/2026



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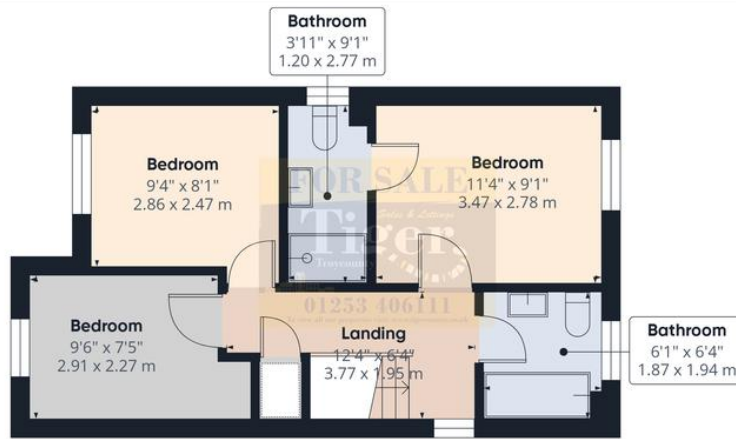
Ground Floor

Approximate total area⁽¹⁾
796 ft²
73.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1

