

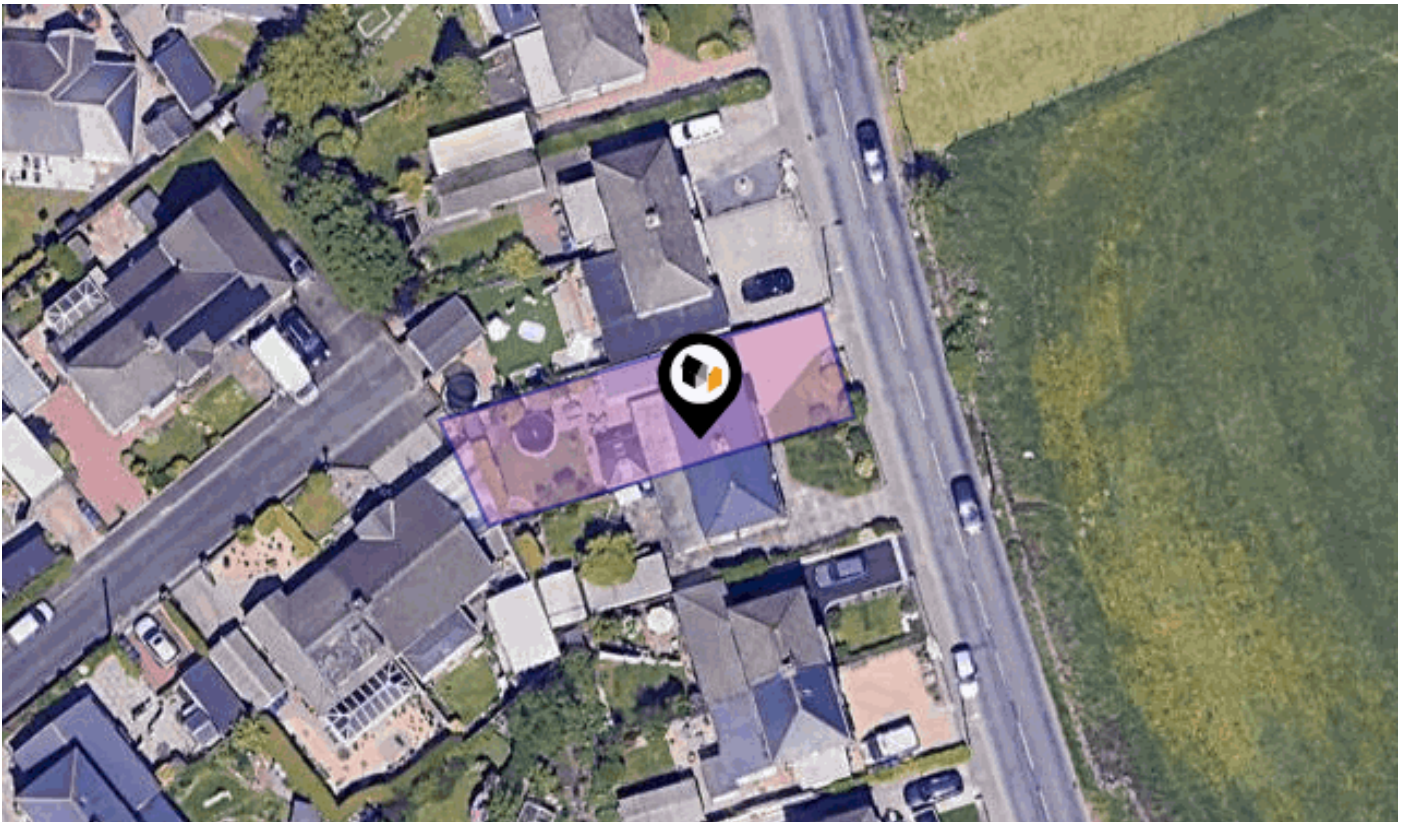


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th December 2024



RED LEES ROAD, BURNLEY, BB10

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 818 ft² / 76 m²
Plot Area: 0.07 acres
Year Built : 1930-1949
Council Tax : Band D
Annual Estimate: £2,347
Title Number: LA764357

Tenure: Leasehold
Lease Term: 999 (less 10 days) from 1 April 1957
Term Remaining: -

Local Area

Local Authority: Lancashire
Conservation Area: No
Flood Risk:
 ● Rivers & Seas No Risk
 ● Surface Water Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

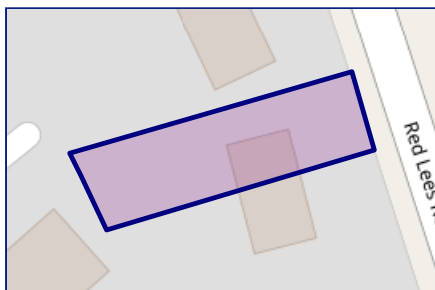
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

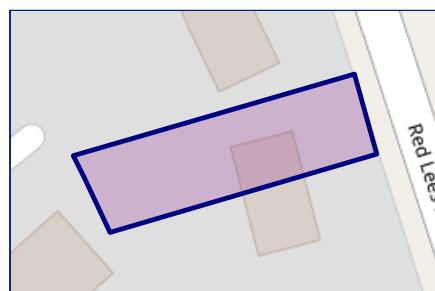


Freehold Title Plan



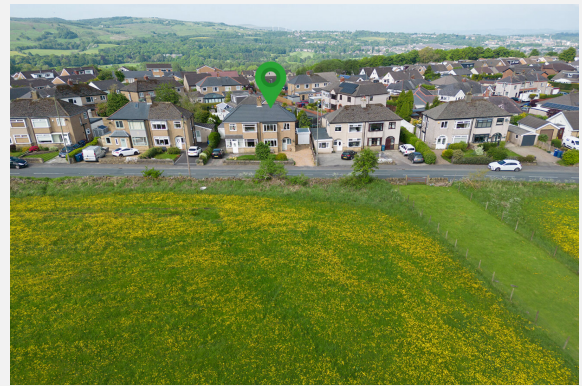
LAN75503

Leasehold Title Plan



LA764357

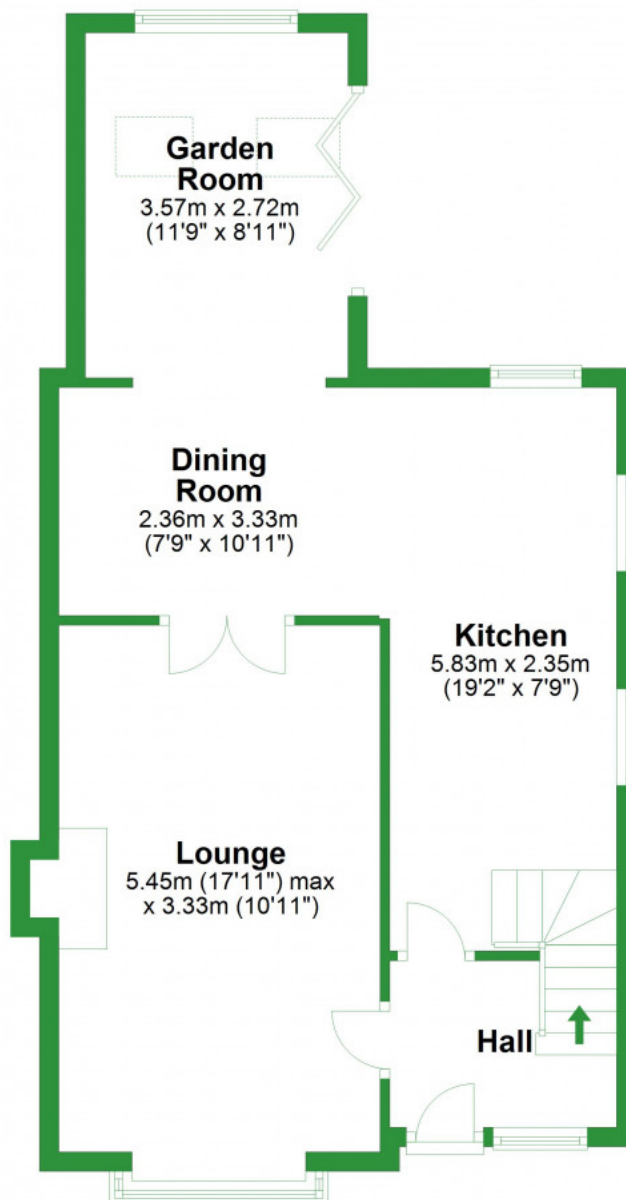
Start Date: -
End Date: -
Lease Term: 999 (less 10 days) from 1 April 1957
Term Remaining: -



RED LEES ROAD, BURNLEY, BB10

Ground Floor

Approx. 55.3 sq. metres (595.8 sq. feet)



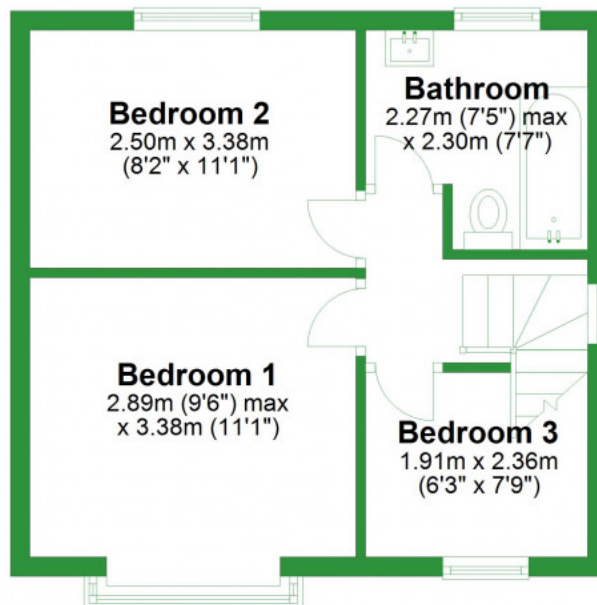
Total area: approx. 87.1 sq. metres (937.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

RED LEES ROAD, BURNLEY, BB10

First Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



CLIVIGER, BB10

Energy rating

D

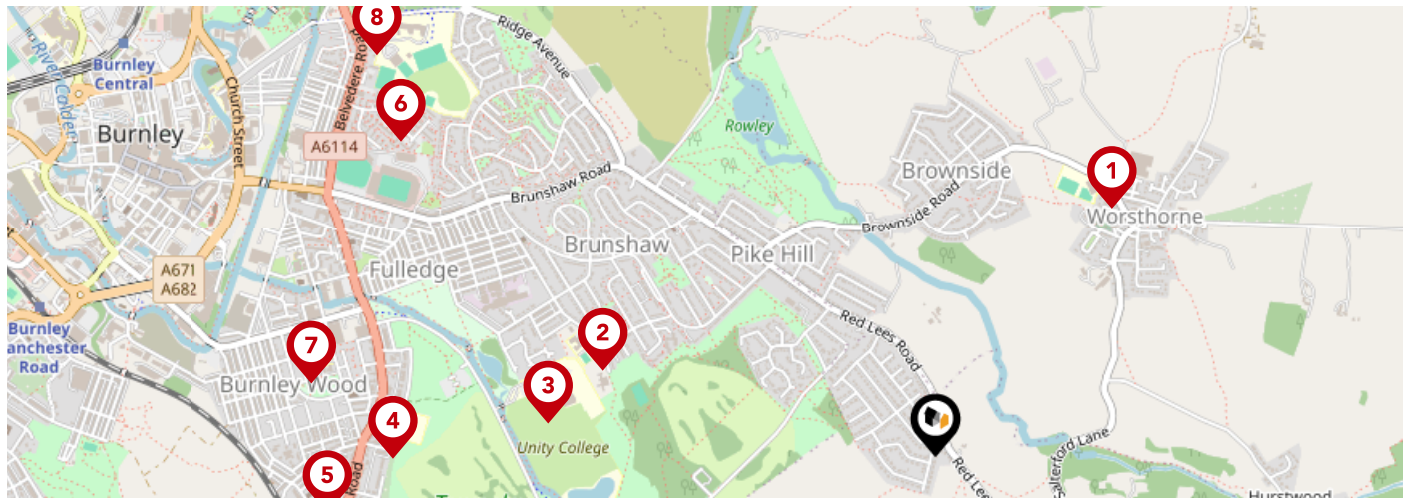
Valid until 03.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

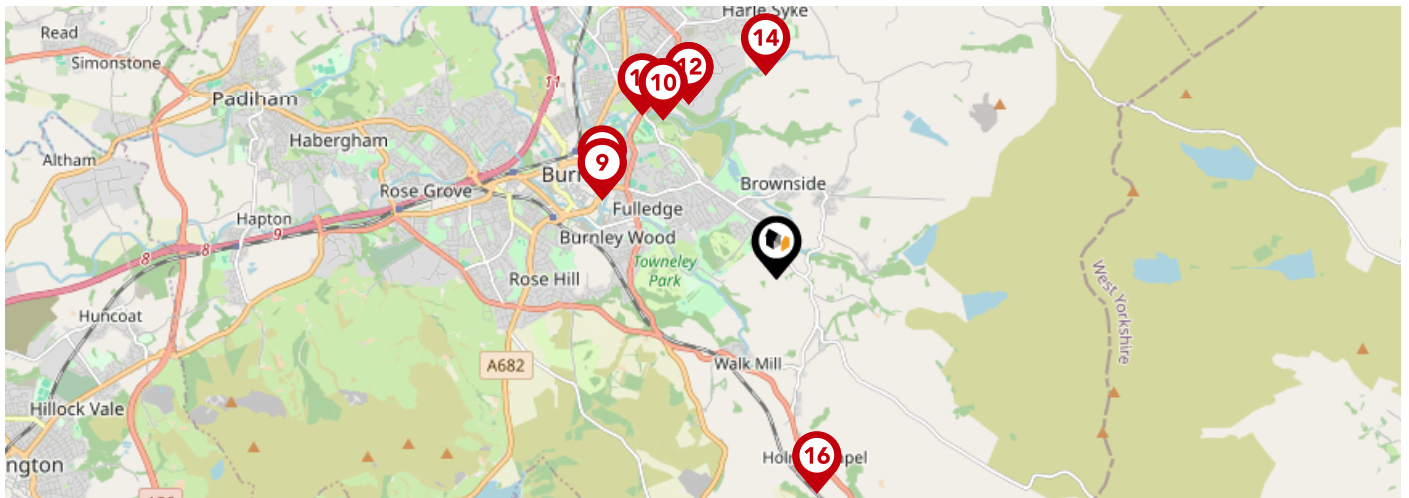
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Worsthorne Primary School Ofsted Rating: Good Pupils: 207 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Burnley Brunshaw Primary School Ofsted Rating: Good Pupils: 390 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Unity College Ofsted Rating: Requires improvement Pupils: 1434 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Burnley St Stephen's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 209 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rockwood Nursery School Ofsted Rating: Outstanding Pupils: 119 Distance:1.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's RC Primary School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 211 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burnley Springfield Community Primary School Ofsted Rating: Good Pupils: 212 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Blessed Trinity Roman Catholic College, A Voluntary Academy Ofsted Rating: Requires improvement Pupils: 1287 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

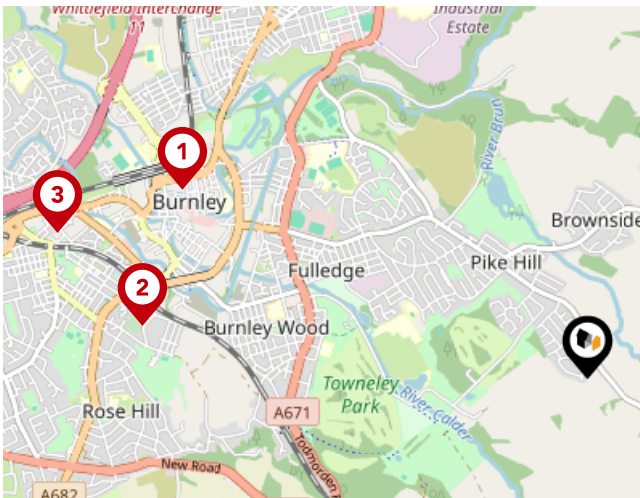
Area Schools



	Nursery	Primary	Secondary	College	Private
9 Burnley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Basnett Street Nursery School Ofsted Rating: Outstanding Pupils: 106 Distance:1.71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Ridgewood Community High School Ofsted Rating: Good Pupils: 186 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Sir John Thursby Community College Ofsted Rating: Good Pupils: 1117 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Olive High Ofsted Rating: Good Pupils: 262 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Compass Community School Lancashire Ofsted Rating: Good Pupils: 1 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Heasandford Primary School Ofsted Rating: Good Pupils: 630 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 St John's CofE Primary School, Cliviger Ofsted Rating: Good Pupils: 198 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

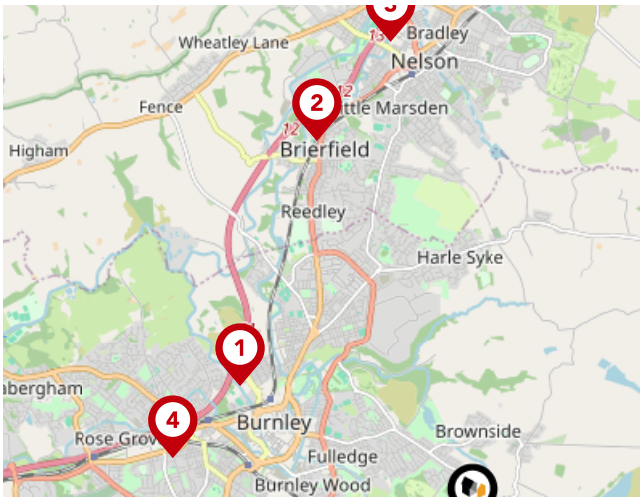
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Burnley Central Rail Station	1.96 miles
2	Burnley Manchester Road Rail Station	1.97 miles
3	Burnley Barracks Rail Station	2.4 miles

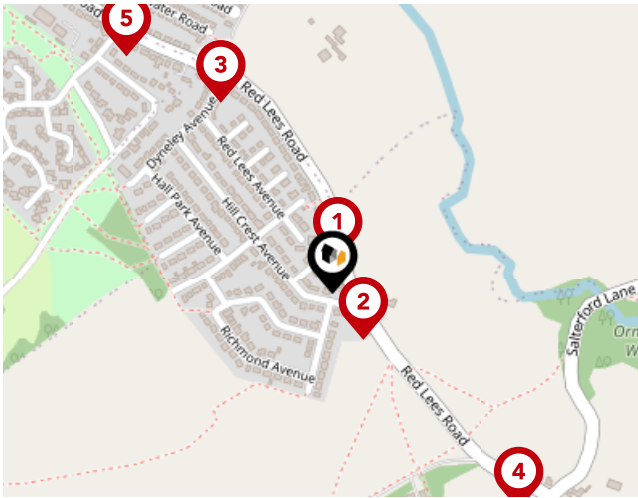


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J11	2.39 miles
2	M65 J12	3.64 miles
3	M65 J13	4.3 miles
4	M65 J10	2.7 miles
5	M65 J14	5.04 miles

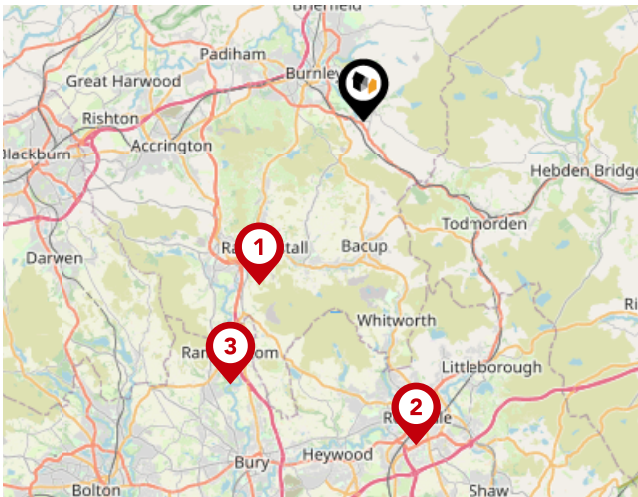
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hill Crest View	0.04 miles
2	Hill Crest Avenue	0.06 miles
3	Dyneley Avenue	0.24 miles
4	Salterford Lane	0.31 miles
5	Buttermere Road	0.35 miles



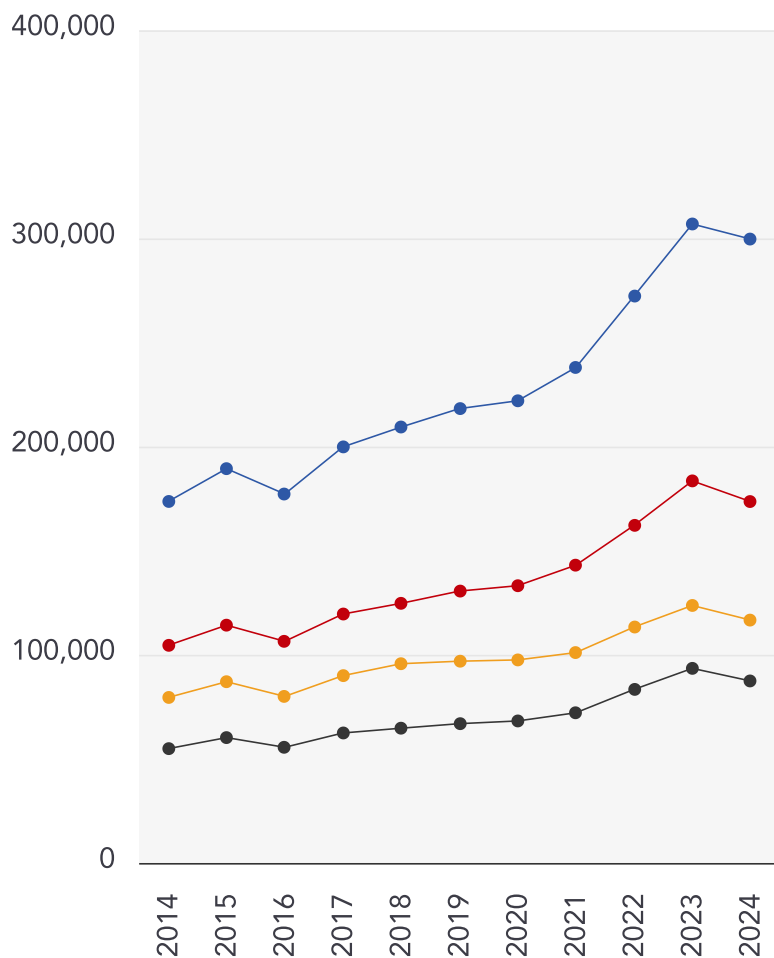
Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.8 miles
2	Rochdale Town Centre (Manchester Metrolink)	11.51 miles
3	Ramsbottom (East Lancashire Railway)	10.35 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB10



Detached

+72.58%

Semi-Detached

+66.06%

Flat

+46.72%

Terraced

+59.19%



Pendle Hill Properties

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



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Pendle Hill Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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