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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th December 2024



GREEN GATE CLOSE, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	841 ft ² / 78 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£2,086		
Title Number:	LA682049		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	14	80	1000
● Surface Water	Very Low	mb/s	mb/s	mb/s

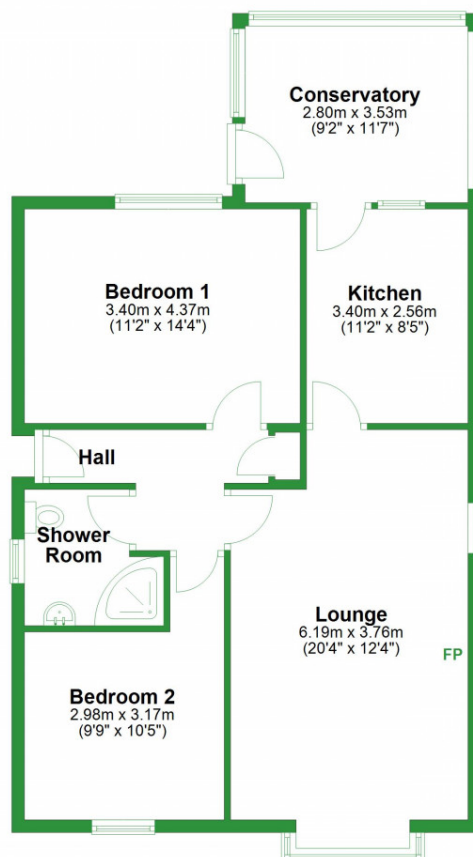
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



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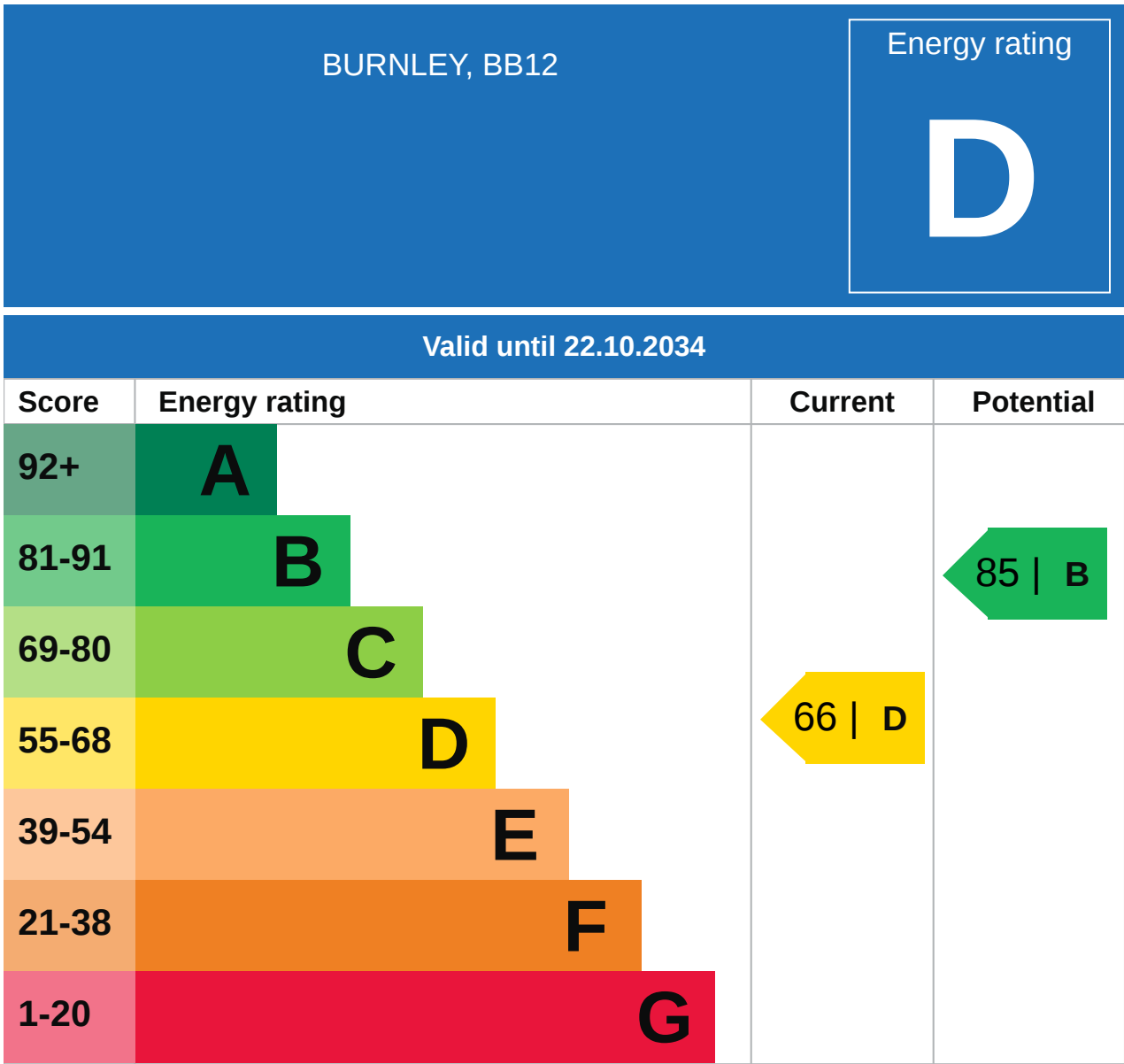
Ground Floor

Approx. 78.2 sq. metres (842.2 sq. feet)



Total area: approx. 78.2 sq. metres (842.2 sq. feet)

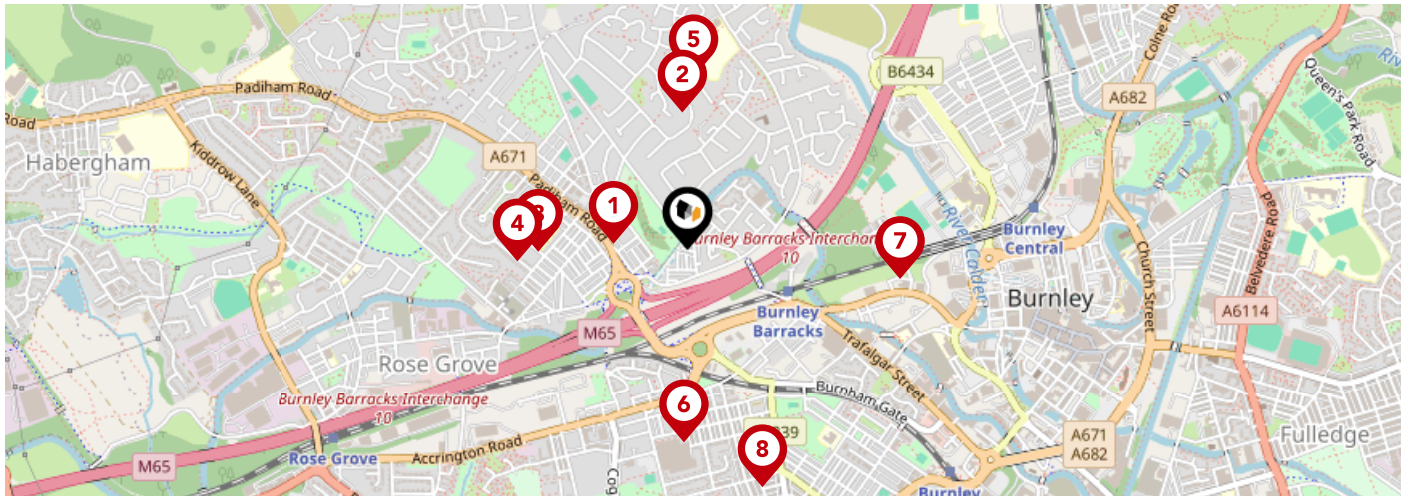
For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



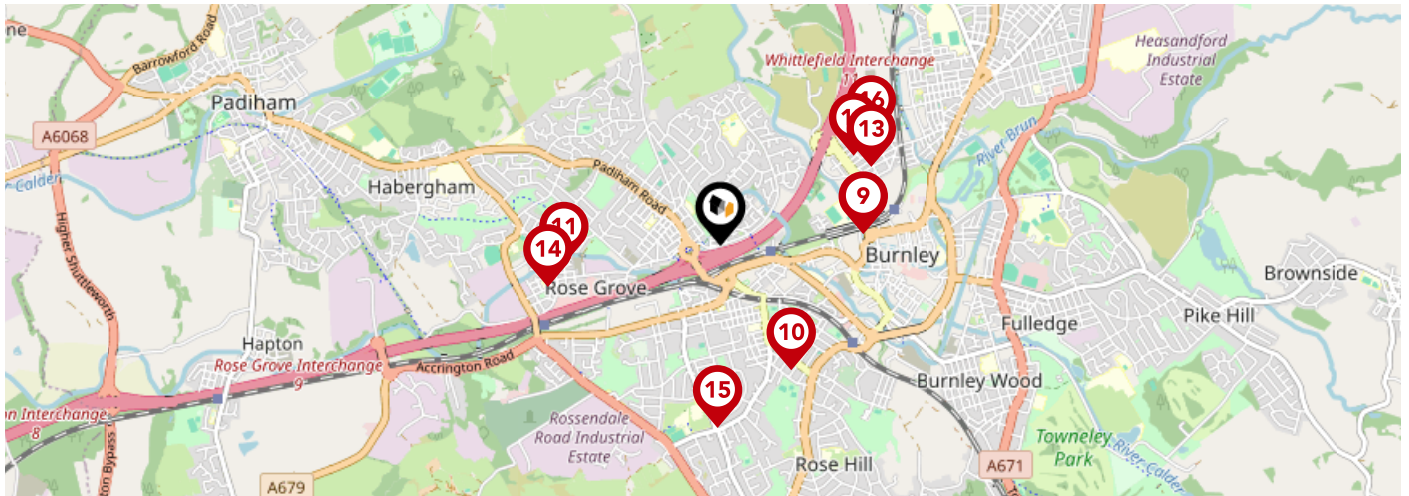
Additional EPC Data









Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	69 m ²

Area Schools



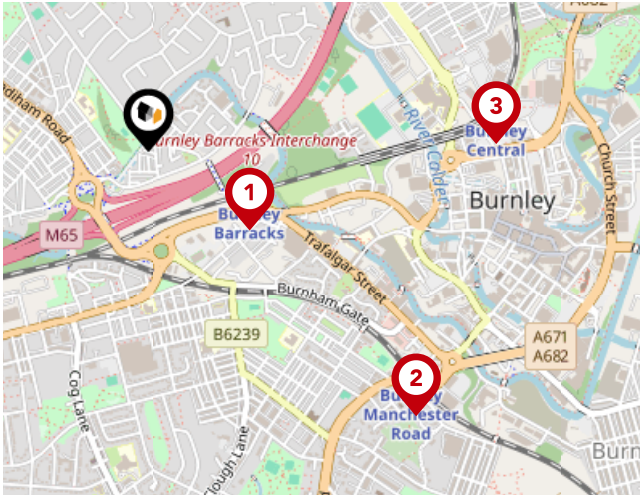
		Nursery	Primary	Secondary	College	Private
1	Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wellfield Methodist and Anglican Church School Ofsted Rating: Good Pupils: 203 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary Magdalene Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coal Clough Academy Ofsted Rating: Good Pupils: 118 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Burnley College Ofsted Rating: Good Pupils: 0 Distance: 0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance: 0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance: 0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Heights Burnley Ofsted Rating: Good Pupils: 4 Distance: 0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneyholme Nursery School Ofsted Rating: Outstanding Pupils: 86 Distance: 0.74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance: 0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Rose School Ofsted Rating: Requires improvement Pupils: 67 Distance: 0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnley Stoneyholme Community Primary School Ofsted Rating: Outstanding Pupils: 423 Distance: 0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

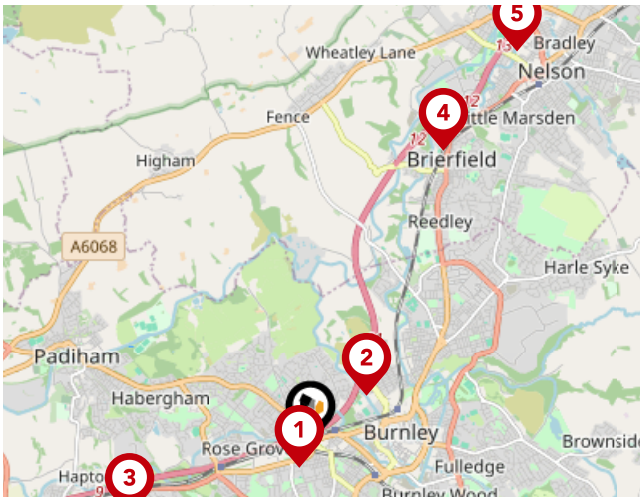
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Burnley Barracks Rail Station	0.28 miles
2	Burnley Manchester Road Rail Station	0.82 miles
3	Burnley Central Rail Station	0.76 miles

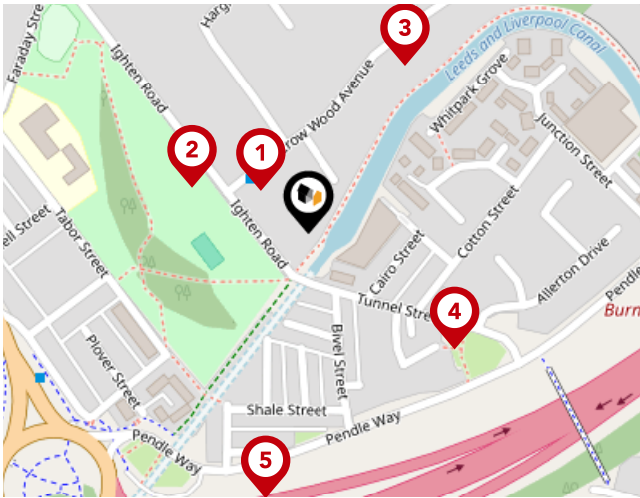


Trunk Roads/Motorways






Pin	Name	Distance
1	M65 J10	0.23 miles
2	M65 J11	0.64 miles
3	M65 J9	1.7 miles
4	M65 J12	2.82 miles
5	M65 J13	3.88 miles

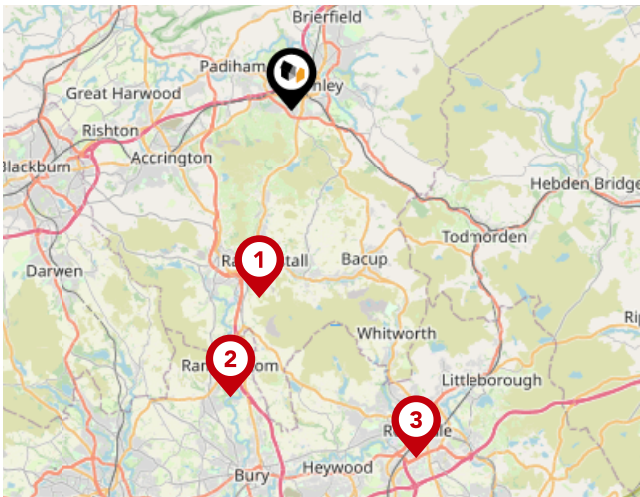
Area

Transport (Local)






Bus Stops/Stations

Pin	Name	Distance
	Hargrove Avenue	0.04 miles
	Recreation Ground	0.07 miles
	Coverdale Way	0.11 miles
	Allerton Drive	0.1 miles
	Redruth Street	0.15 miles



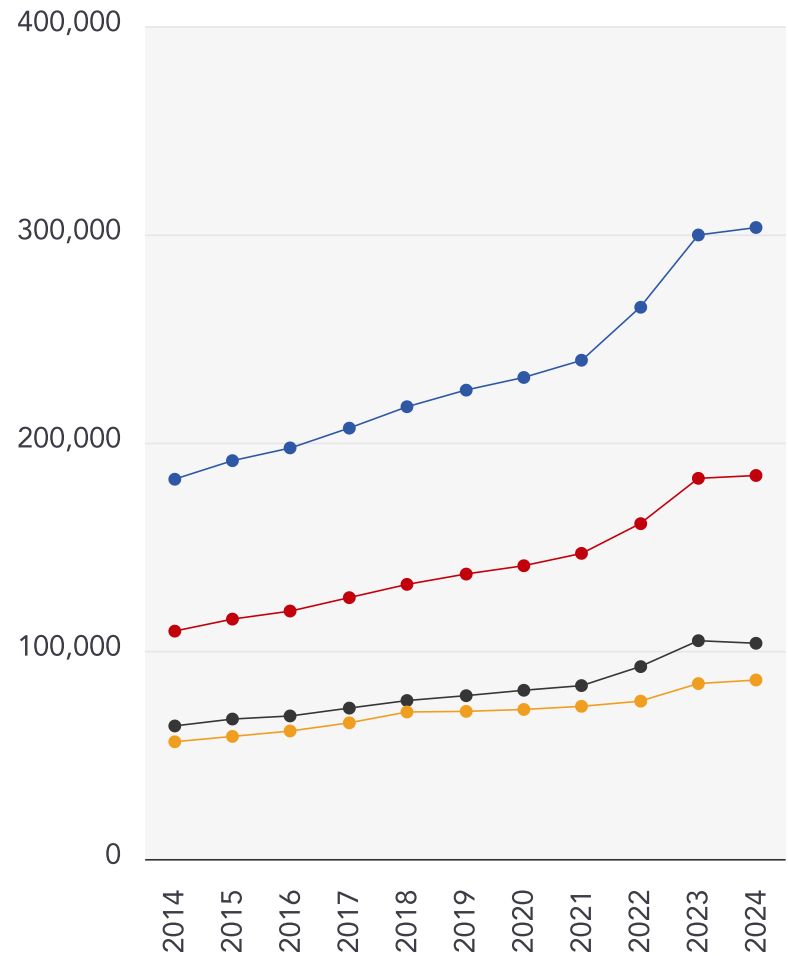
Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	6.64 miles
	Ramsbottom (East Lancashire Railway)	10.28 miles
	Rochdale Interchange (Manchester Metrolink)	12.94 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB12



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%



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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Valuation Office
Agency

