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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> December 2024



**EASTGATE, RIBCHESTER, PRESTON, PR3**

## Pendle Hill Properties

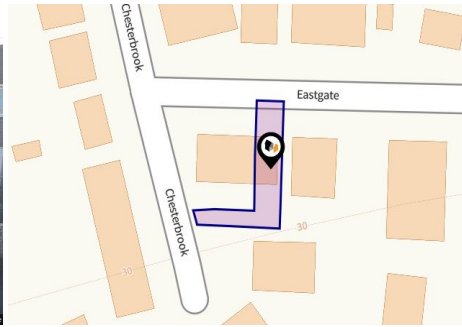
154 Whalley Road Read BB12 7PN

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## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 634 ft<sup>2</sup> / 58 m<sup>2</sup>  
**Plot Area:** 0.06 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,709  
**Title Number:** LAN177858

**Tenure:** Freehold

## Local Area

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

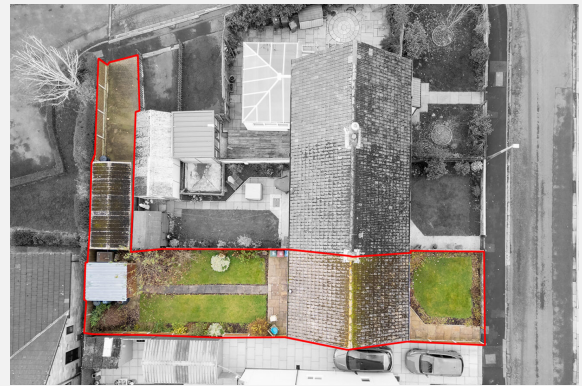
**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

**Mobile Coverage:**  
 (based on calls indoors)


**Satellite/Fibre TV Availability:**

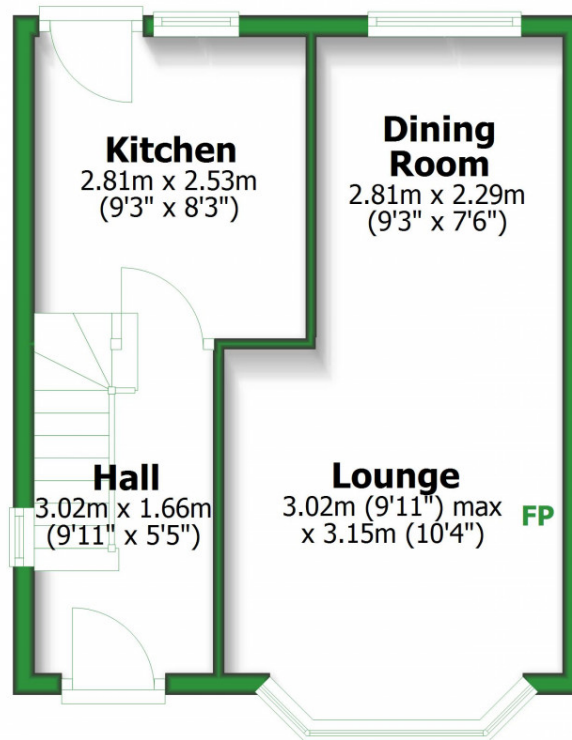


## EASTGATE, RIBCHESTER, PRESTON, PR3

### Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



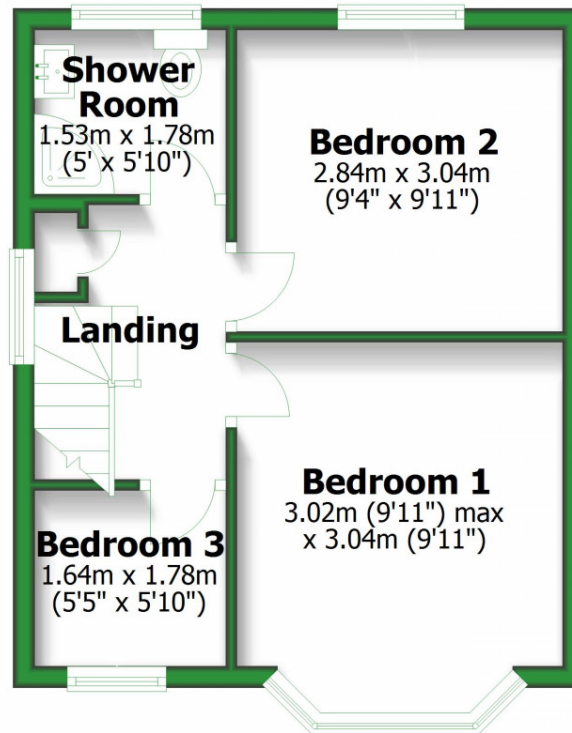
Total area: approx. 58.9 sq. metres (634.3 sq. feet)

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

## EASTGATE, RIBCHESTER, PRESTON, PR3

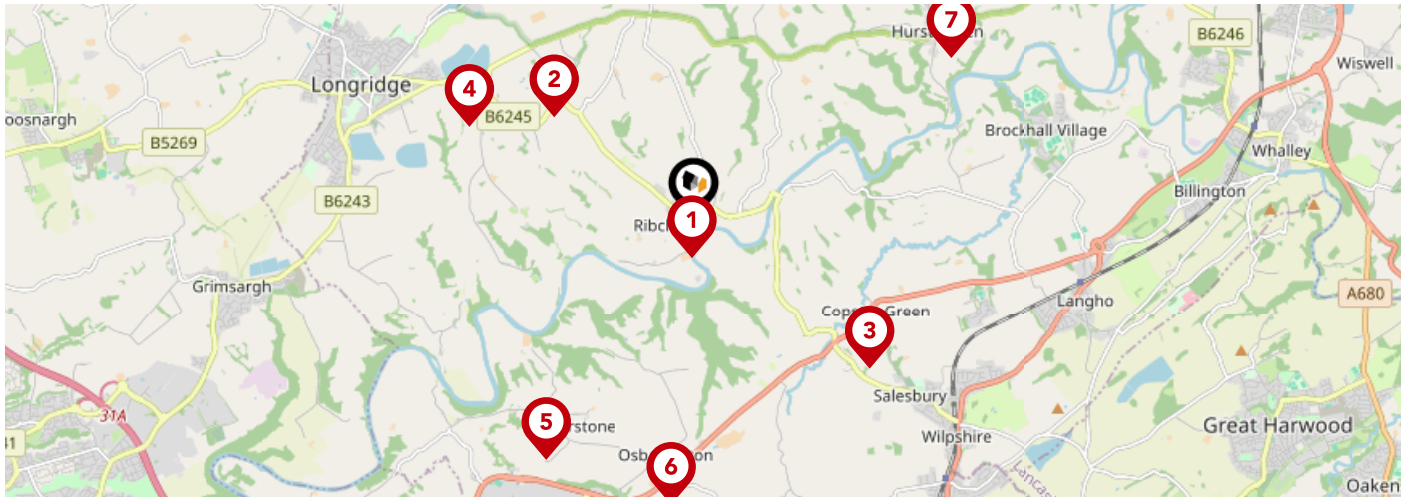
### First Floor









Approx. 29.4 sq. metres (317.0 sq. feet)



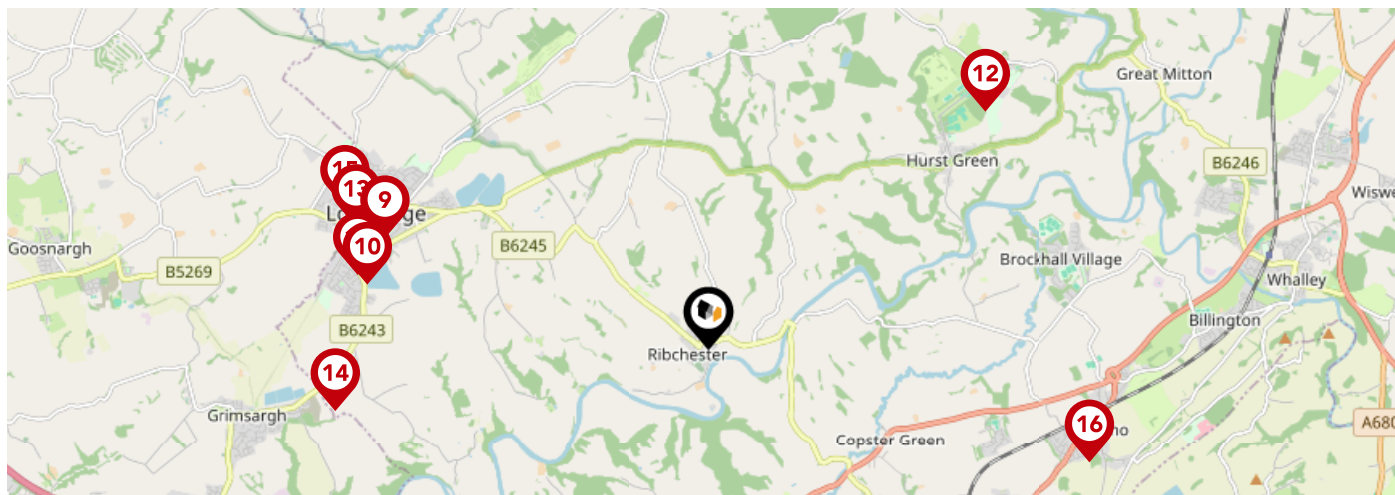










# Area Schools



	Nursery	Primary	Secondary	College	Private
 <p><b>Ribchester St Wilfrid's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 77   Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Brook View School</b> Ofsted Rating: Good   Pupils: 7   Distance:1.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Salesbury Church of England Primary School</b> Ofsted Rating: Good   Pupils: 279   Distance:2.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Hillside Specialist School and College</b> Ofsted Rating: Good   Pupils: 108   Distance:2.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Balderstone St Leonard's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:2.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>St Mary's Roman Catholic Primary School, Osbaldeston</b> Ofsted Rating: Good   Pupils: 78   Distance:2.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>St Joseph's Roman Catholic Primary School, Hurst Green</b> Ofsted Rating: Good   Pupils: 110   Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Mellor St Mary Church of England Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

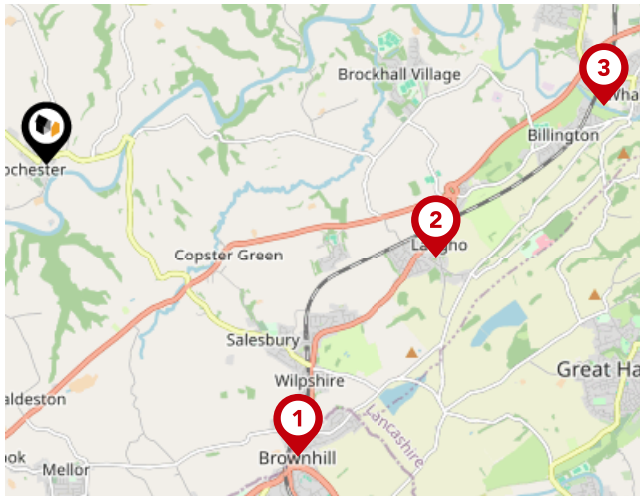
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Cecilia's RC High School</b> Ofsted Rating: Good   Pupils: 562   Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stonyhurst College</b> Ofsted Rating: Not Rated   Pupils: 722   Distance:3.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Alston Lane Catholic Primary School, Longridge</b> Ofsted Rating: Good   Pupils: 241   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barnacre Road Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's Roman Catholic Primary School, Langho</b> Ofsted Rating: Good   Pupils: 300   Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

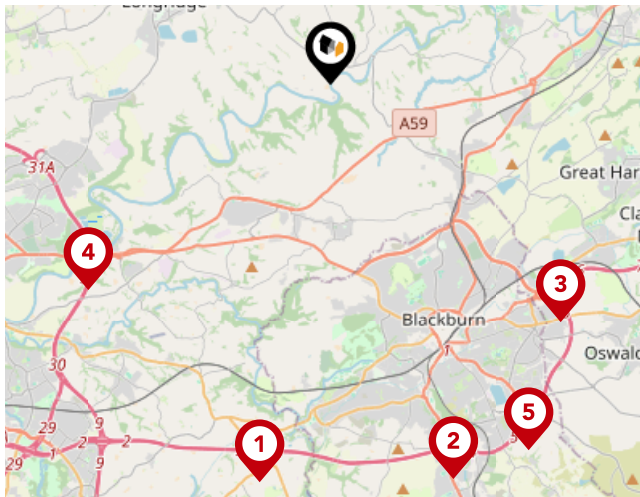
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Ramsgreave & Wilpshire Rail Station	3.38 miles
2	Langho Rail Station	3.51 miles
3	Whalley Rail Station	4.91 miles



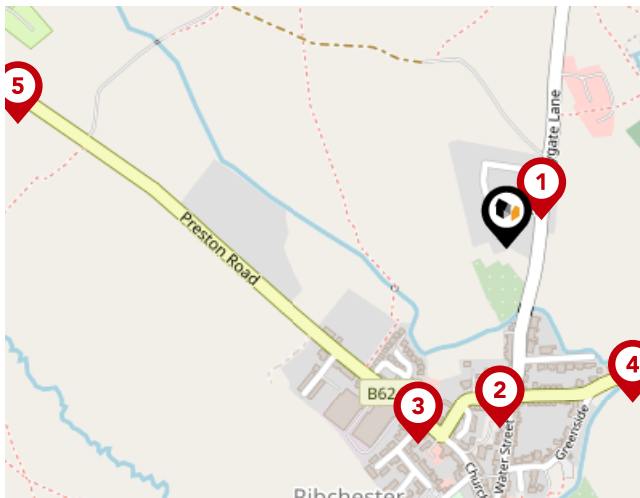
### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J3	7.07 miles
2	M65 J4	7.25 miles
3	M65 J6	5.78 miles
4	M6 J31	5.56 miles
5	M65 J5	7.28 miles



# Area

## Transport (Local)



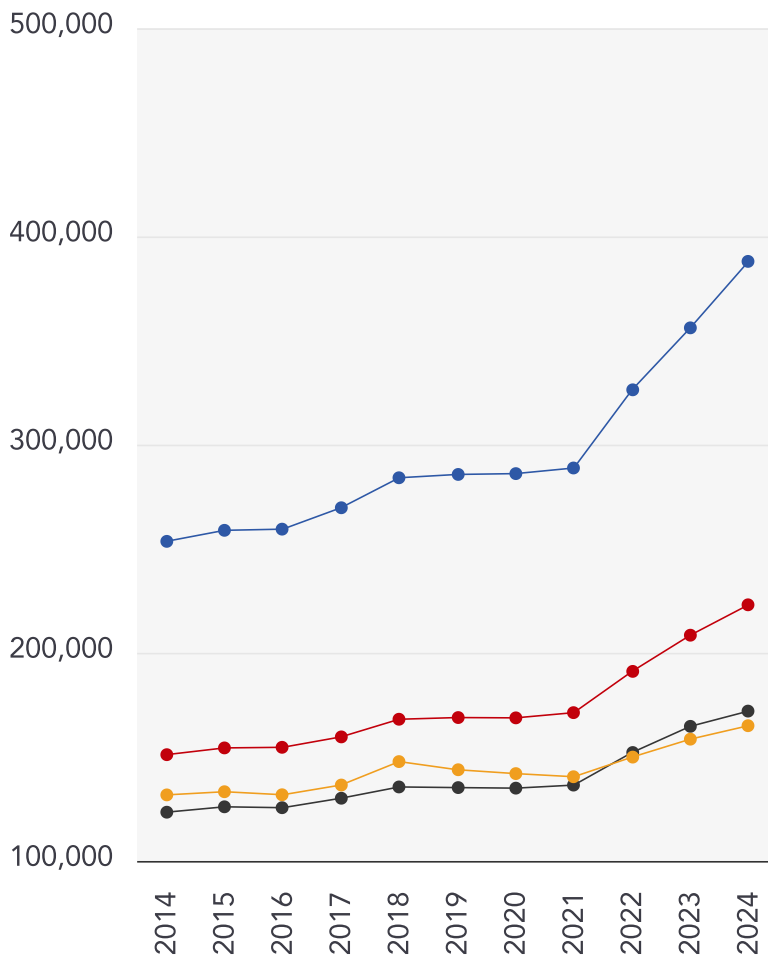
### Bus Stops/Stations

Pin	Name	Distance
1	Stoneygate Lane	0.05 miles
2	Post Office	0.2 miles
3	Black Bull	0.23 miles
4	Ribchester Arms	0.22 miles
5	Kitchen Grn Fm	0.55 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR3



Detached

**+53.05%**

Semi-Detached

**+47.66%**

Flat

**+25.24%**

Terraced

**+39.35%**



### **Pendle Hill Properties**

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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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/company/pendle-hill-properties/

# 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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