

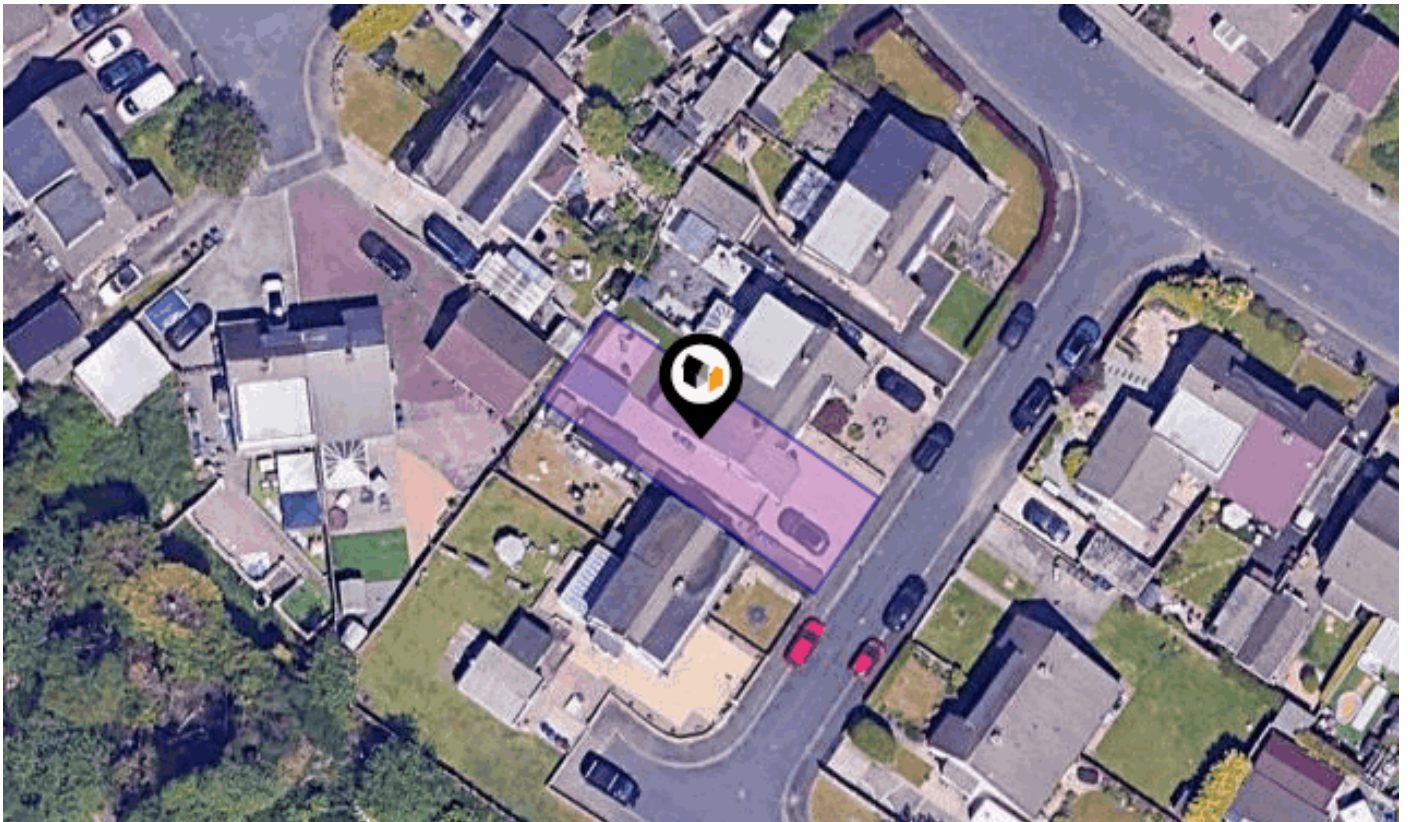


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 04<sup>th</sup> February 2025**



**CAMBRIDGE CLOSE, PADIHAM, BURNLEY, BB12**

## Pendle Hill Properties

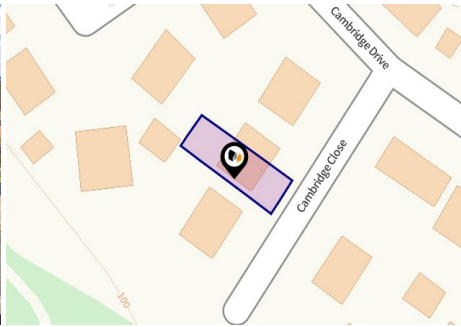
154 Whalley Road Read BB12 7PN

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## Property

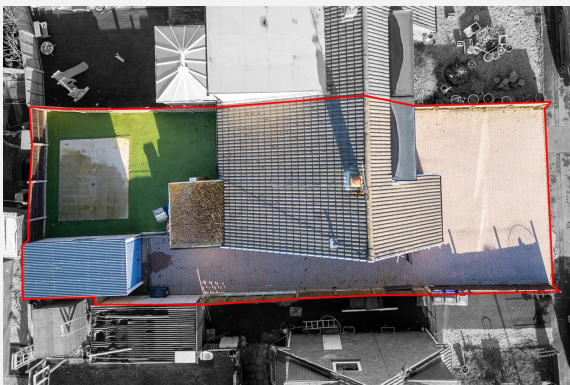
<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	954 ft <sup>2</sup> / 88 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,826		
<b>Title Number:</b>	LA390105		

## Local Area

<b>Local Authority:</b>	Lancashire	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No			
<b>Flood Risk:</b>				
● Rivers & Seas	No Risk	<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
● Surface Water	Very Low			

<b>Mobile Coverage:</b> (based on calls indoors)				<b>Satellite/Fibre TV Availability:</b>		
						
O <sub>2</sub>	EE	3	O2			

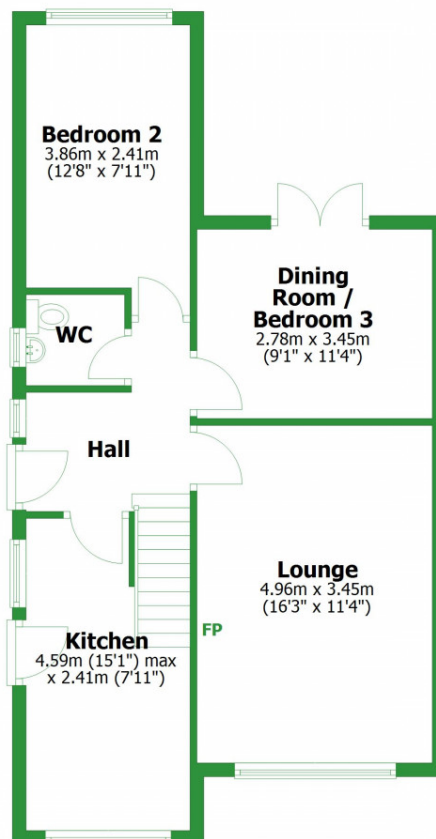




## CAMBRIDGE CLOSE, PADIHAM, BURNLEY, BB12

### Ground Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



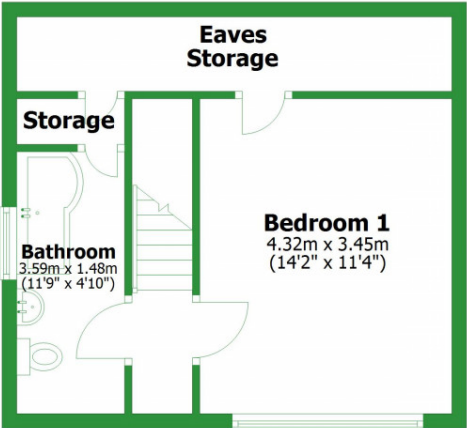
Total area: approx. 88.7 sq. metres (955.2 sq. feet)

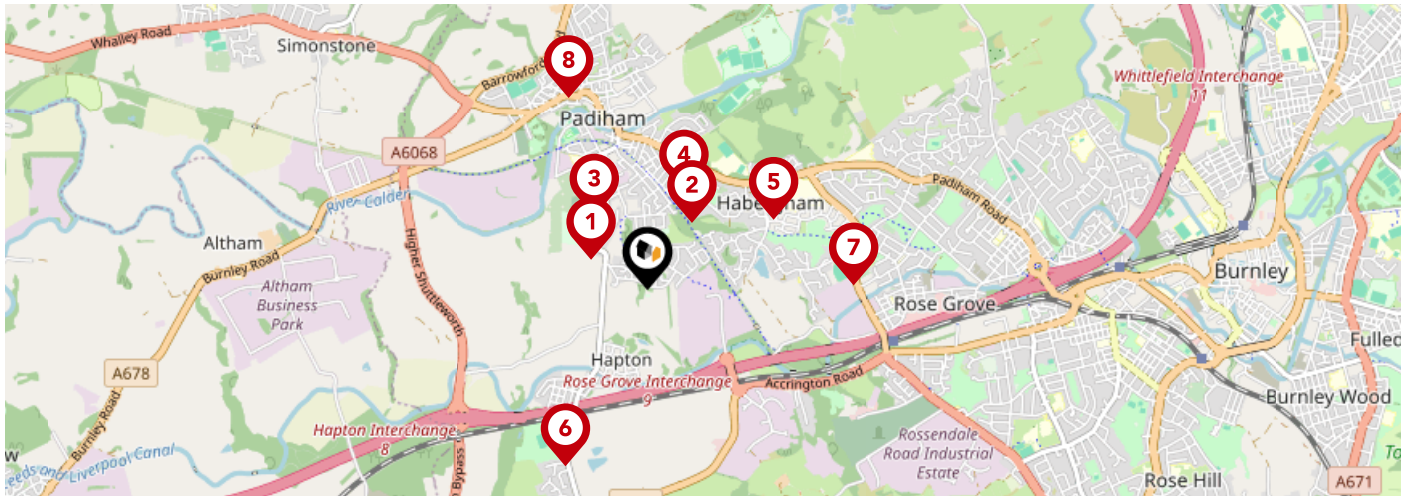
For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

**CAMBRIDGE CLOSE, PADIHAM, BURNLEY, BB12**

**First Floor**

Approx. 32.4 sq. metres (349.1 sq. feet)

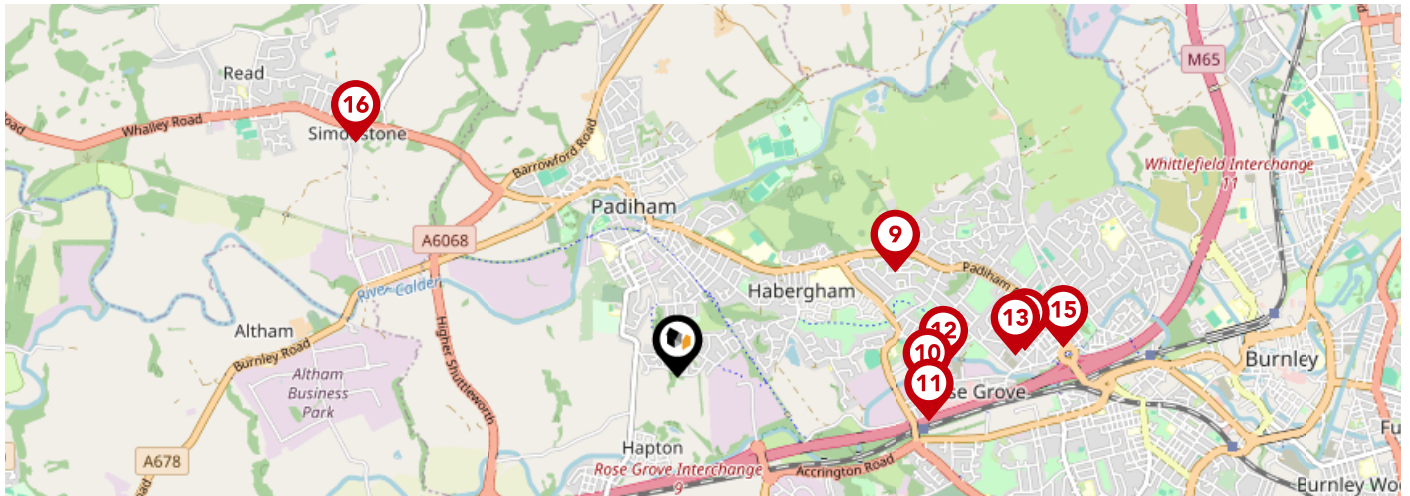












		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St John the Baptist Roman Catholic Primary School, Padiham</b> Ofsted Rating: Good   Pupils: 226   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitegate Nursery School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Padiham Green Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 197   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Padiham Primary School</b> Ofsted Rating: Good   Pupils: 289   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Burnley High School</b> Ofsted Rating: Good   Pupils: 607   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hapton Church of England/Methodist Primary School</b> Ofsted Rating: Good   Pupils: 124   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Burnley Lowerhouse Junior School</b> Ofsted Rating: Requires improvement   Pupils: 204   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Padiham St Leonard's Voluntary Aided Church of England Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



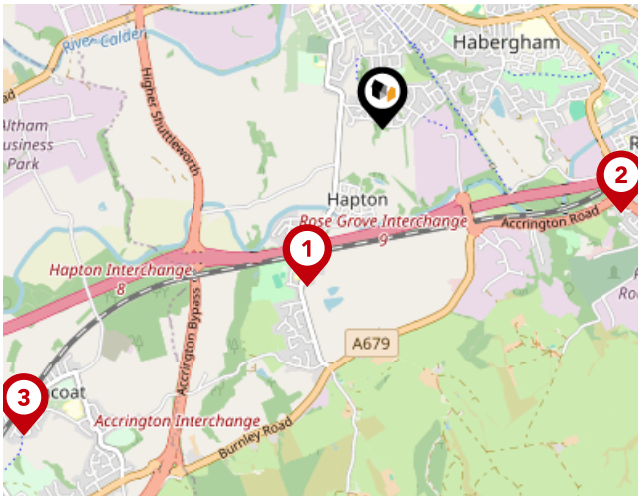
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Joseph's Park Hill School</b> Ofsted Rating: Not Rated   Pupils: 128   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine of Canterbury RC Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rosegrove Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rosegrove Nursery School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:1.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ightenhill Nursery School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:1.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burnley Ightenhill Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whittlefield Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Simonstone St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

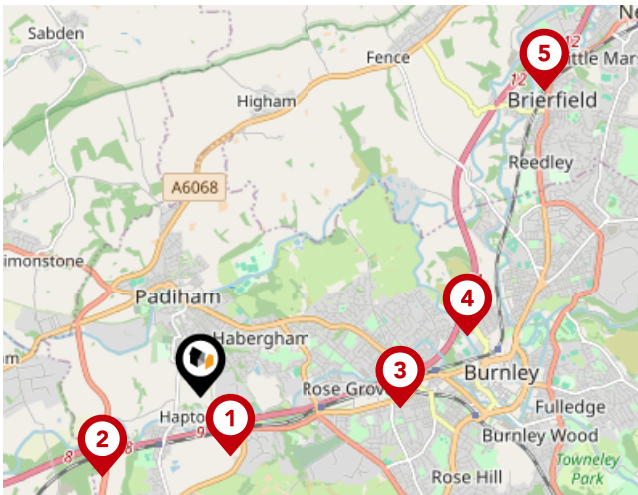
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
<b>1</b>	Hapton Rail Station	0.76 miles
<b>2</b>	Rose Grove Rail Station	1.11 miles
<b>3</b>	Huncoat Rail Station	2.06 miles



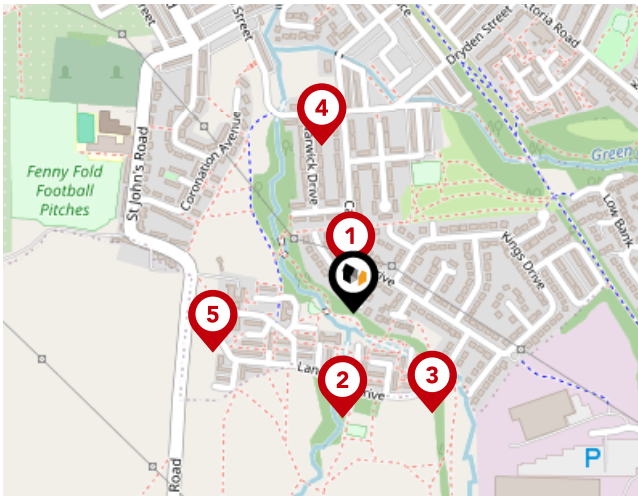
### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M65 J9	0.58 miles
<b>2</b>	M65 J8	1.1 miles
<b>3</b>	M65 J10	1.76 miles
<b>4</b>	M65 J11	2.4 miles
<b>5</b>	M65 J12	4.04 miles








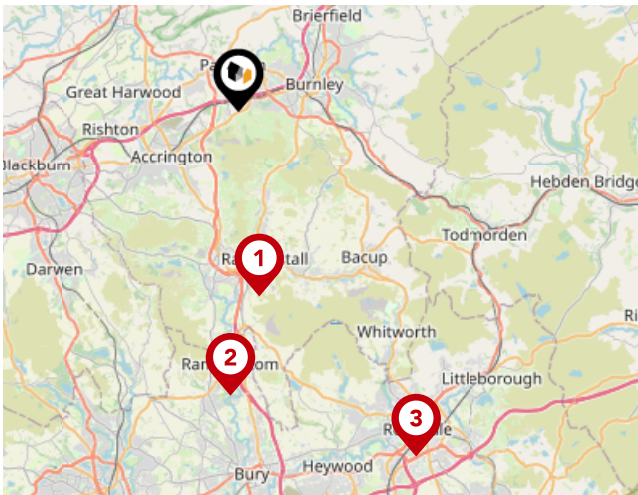
# Area

## Transport (Local)






### Bus Stops/Stations

Pin	Name	Distance
	Oxford Close	0.05 miles
	Lancaster Drive	0.11 miles
	Shawbrook Walk	0.14 miles
	Warwick Drive	0.19 miles
	Malvern Avenue	0.16 miles



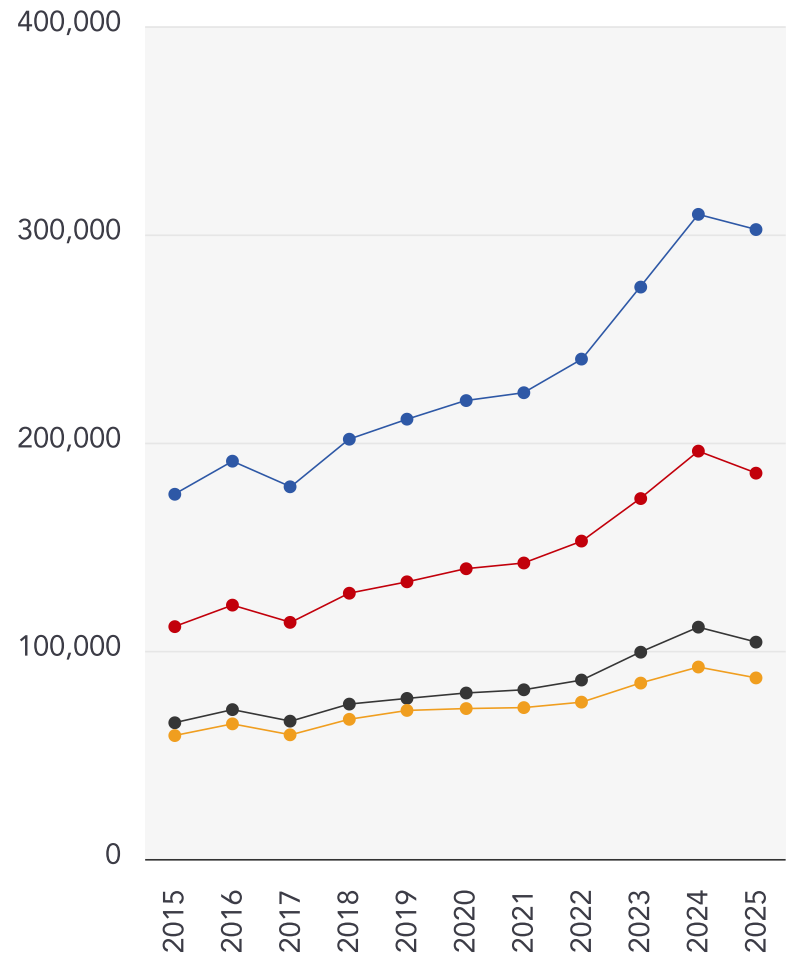
### Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	6.47 miles
	Ramsbottom (East Lancashire Railway)	9.94 miles
	Rochdale Interchange (Manchester Metrolink)	13.58 miles

# Market

## House Price Statistics

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



Detached

**+72.58%**

Semi-Detached

**+66.06%**

Terraced

**+59.19%**

Flat

**+46.72%**



### **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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# 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  
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