

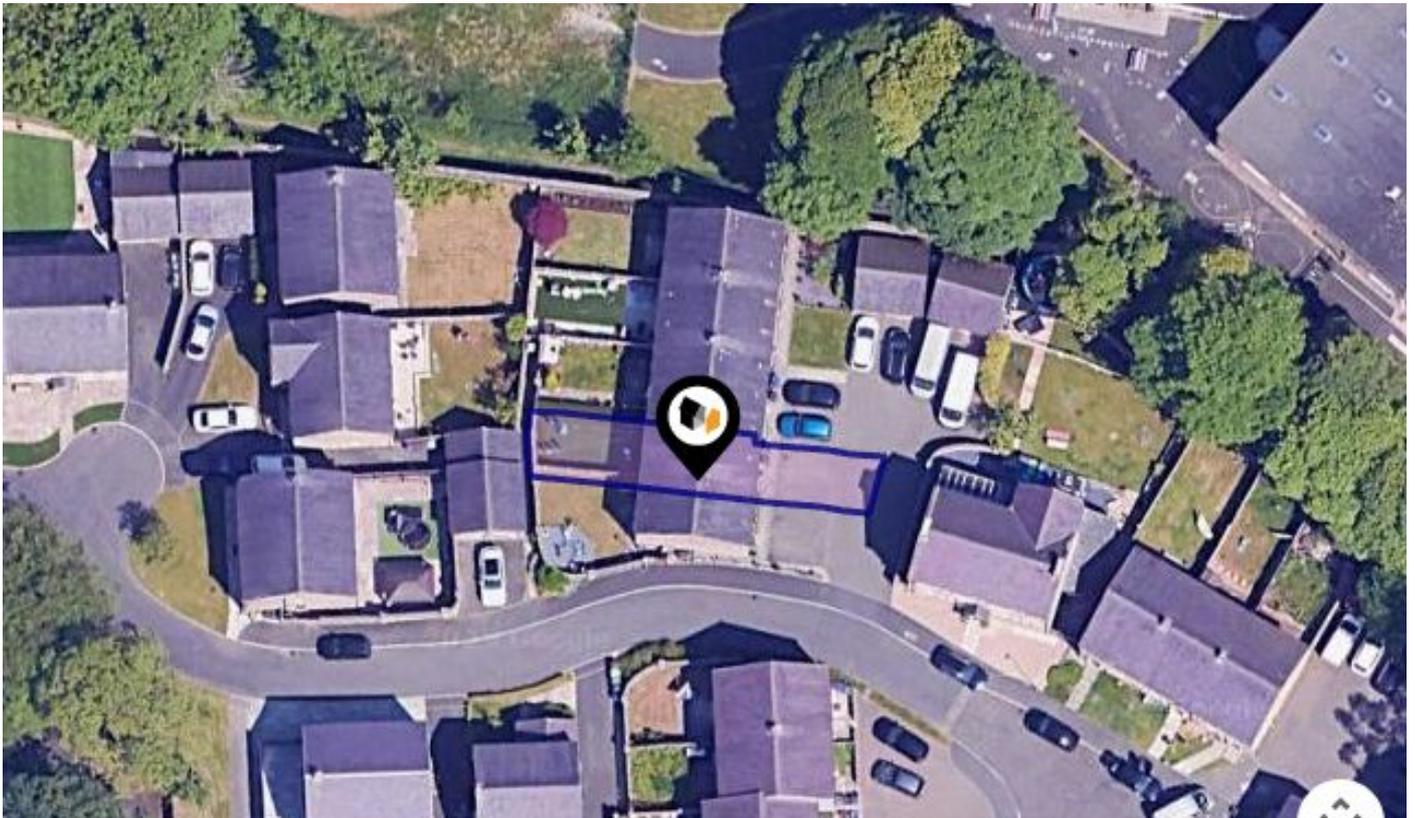


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th April 2025



ECKROYD CLOSE, NELSON, BB9

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.04 acres		
Year Built :	2007-2011		
Council Tax :	Band C		
Annual Estimate:	£2,254		
Title Number:	LAN63852		

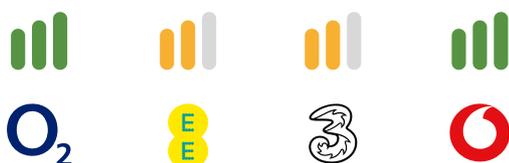
Local Area

Local Authority:	Lancashire
Conservation Area:	Edge End, Nelson
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	62 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

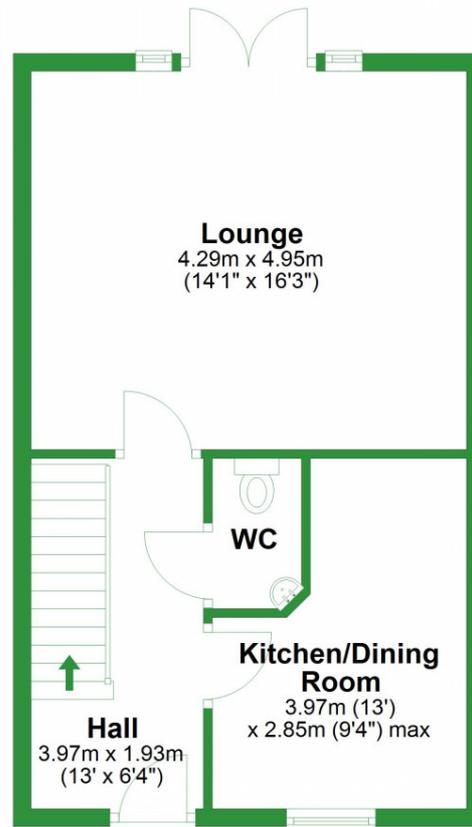




ECKROYD CLOSE, NELSON, BB9

Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)

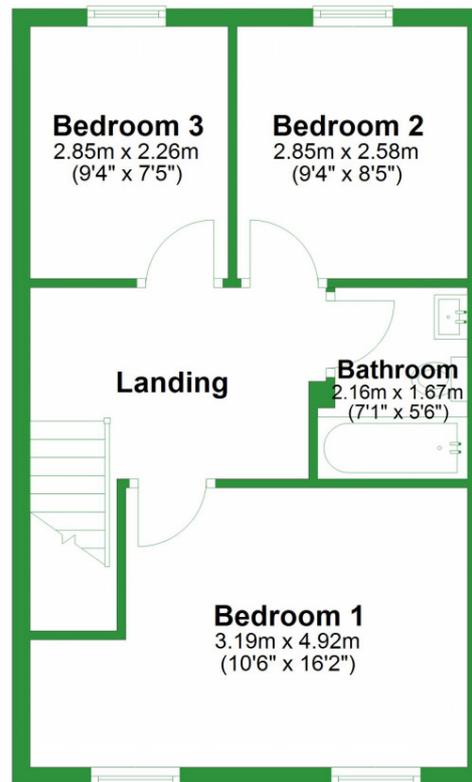


Total area: approx. 81.7 sq. metres (879.1 sq. feet)

ECKROYD CLOSE, NELSON, BB9

First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



BB9

Energy rating

C

Valid until 17.06.2031

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

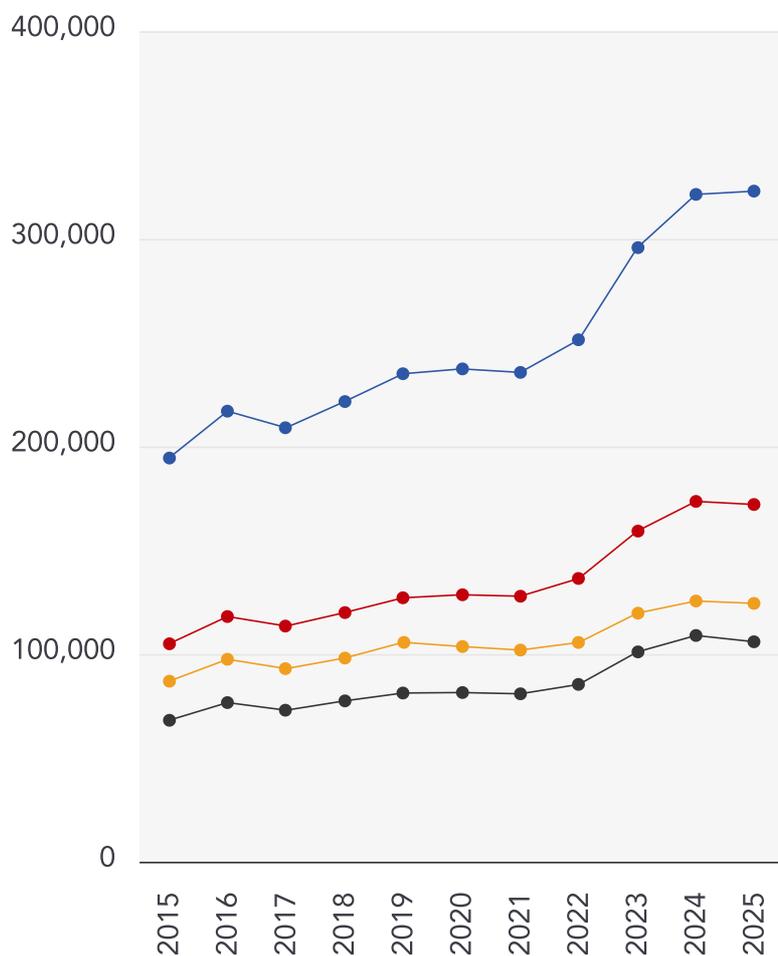
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	83 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB9



Detached

+66.12%

Semi-Detached

+63.91%

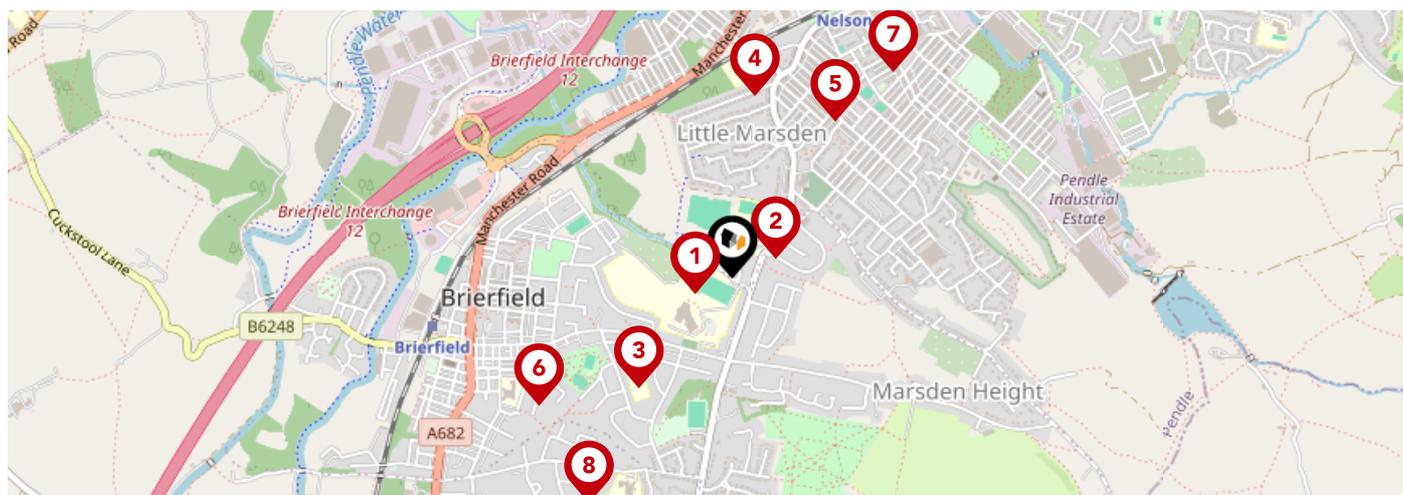
Flat

+43.12%

Terraced

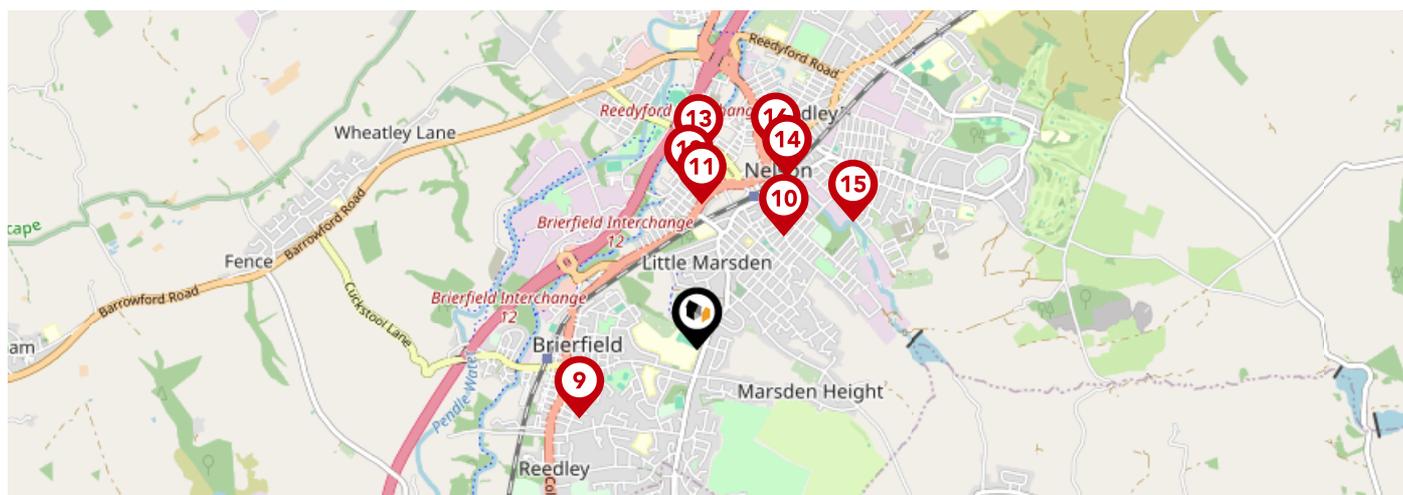
+55.51%

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Marsden Heights Community College Ofsted Rating: Good Pupils: 1037 Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Nelson St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 407 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Holy Trinity Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 116 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St John Southworth RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 209 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Marsden Community Primary School Ofsted Rating: Good Pupils: 449 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 McMillan Nursery School Ofsted Rating: Good Pupils: 84 Distance:0.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

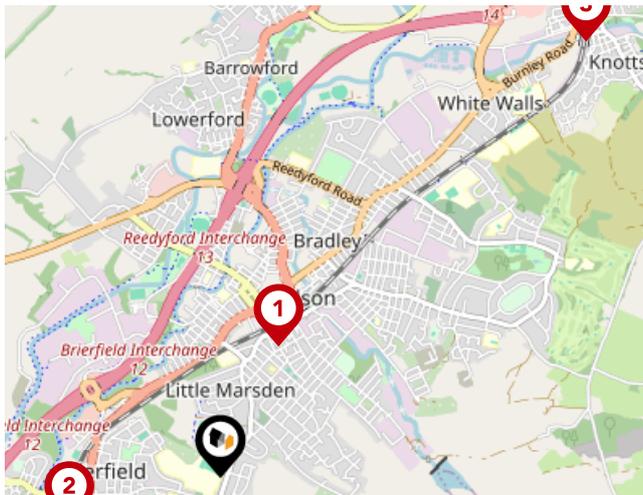
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Edenfield Girls' High School Ofsted Rating: Not Rated Pupils: 95 Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Whitefield Infant School and Nursery Ofsted Rating: Outstanding Pupils: 326 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lomeshaye Junior School Ofsted Rating: Good Pupils: 366 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Al-Ikhlaas Primary School Ofsted Rating: Not Rated Pupils: 151 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Nelson St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 140 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Walverden Primary School Ofsted Rating: Good Pupils: 460 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Bradley Nursery School Ofsted Rating: Good Pupils: 192 Distance:0.92</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

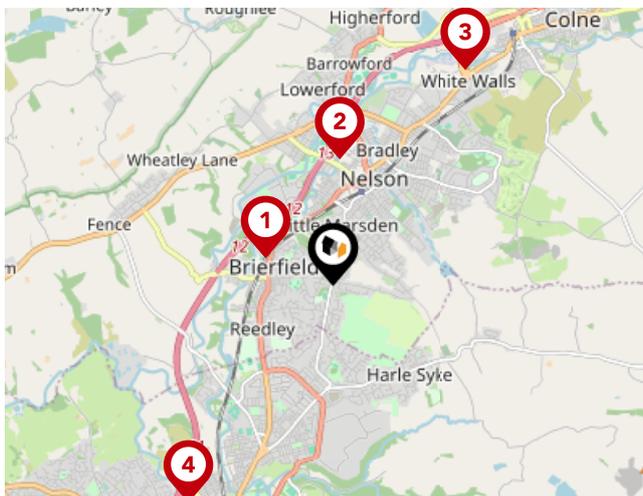
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Nelson Rail Station	0.63 miles
2	Brierfield Rail Station	0.69 miles
3	Colne Rail Station	2.49 miles

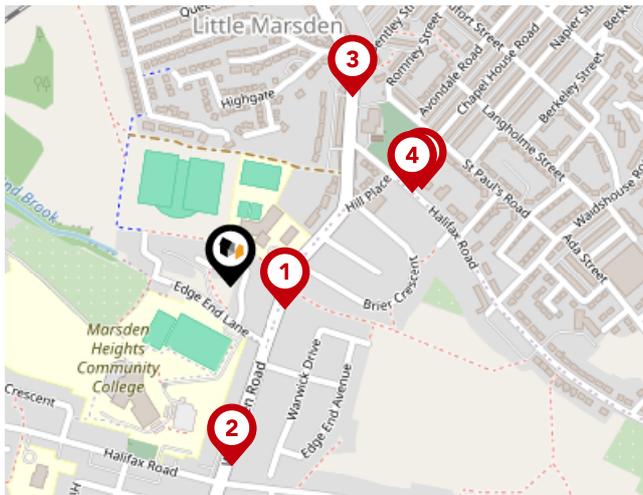


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J12	0.64 miles
2	M65 J13	1.1 miles
3	M65 J14	2.21 miles
4	M65 J11	2.3 miles
5	M65 J10	3.15 miles

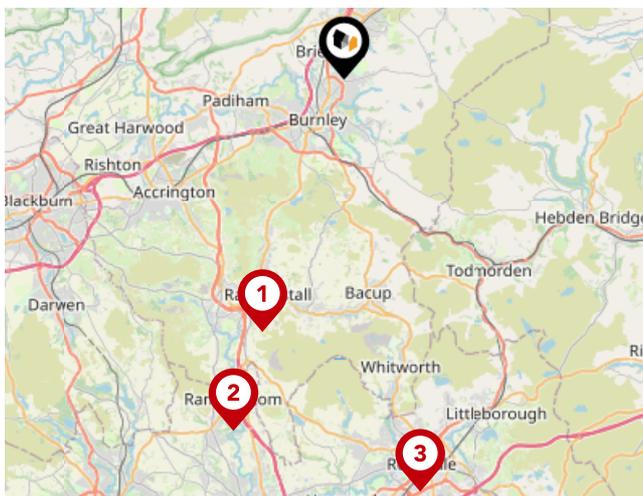
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brier Crescent	0.07 miles
2	Halifax Road	0.2 miles
3	Causey Foot	0.25 miles
4	St Pauls Road	0.22 miles
5	St Pauls Road	0.23 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.33 miles
2	Ramsbottom (East Lancashire Railway)	12.98 miles
3	Rochdale Town Centre (Manchester Metrolink)	14.74 miles



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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