

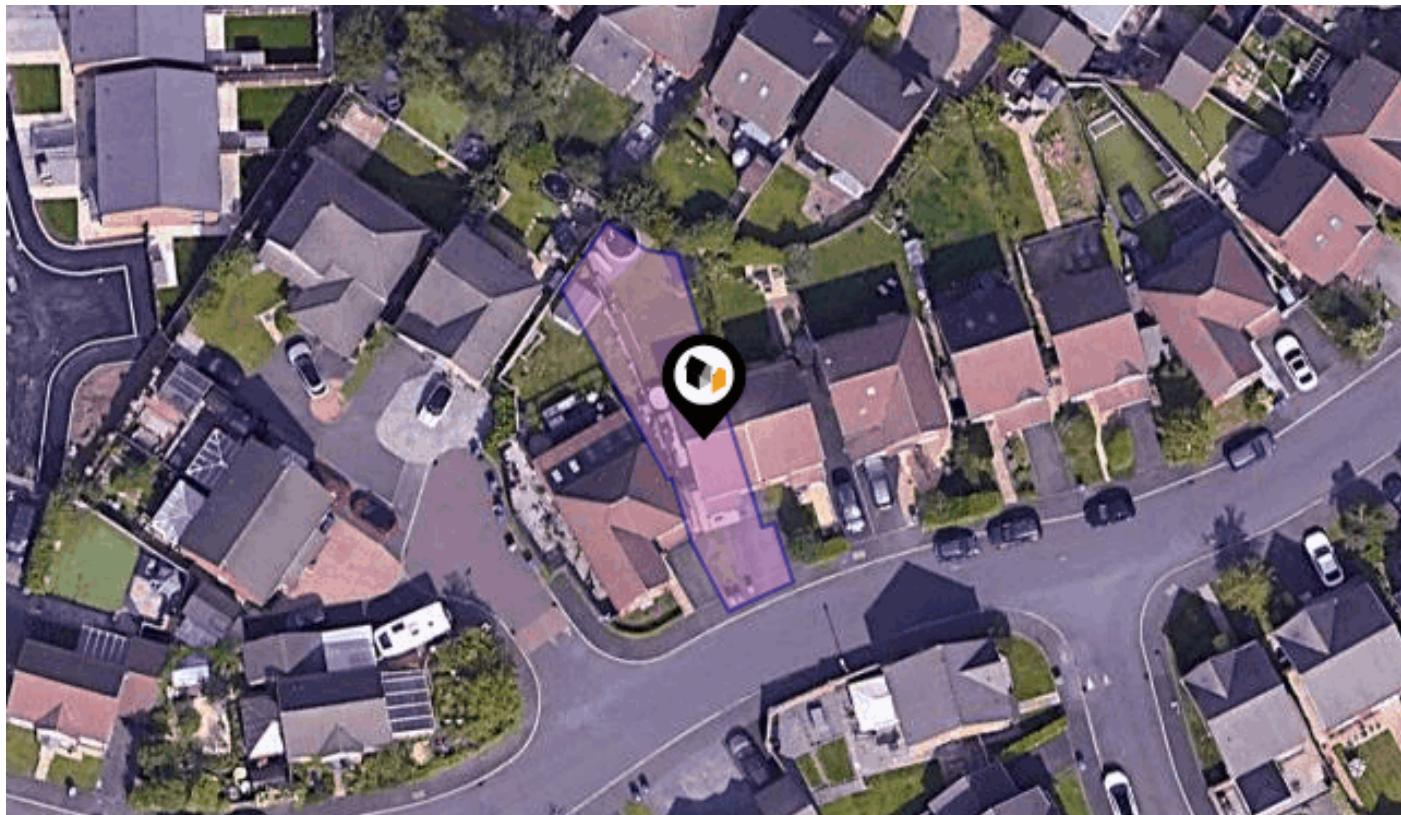


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 08<sup>th</sup> January 2026**



**BLUEBELL WAY, HUNCOAT, ACCRINGTON, BB5**

**Pendle Hill Properties**

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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 742 ft<sup>2</sup> / 69 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 2005  
**Council Tax :** Band B  
**Annual Estimate:** £1,851  
**Title Number:** LAN16599

**Tenure:** Freehold

## Local Area

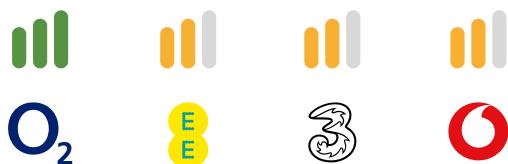
**Local Authority:** Lancashire  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas      Very low  
• Surface Water      Very low

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

**3**  
mb/s      **80**  
mb/s      -  
mb/s



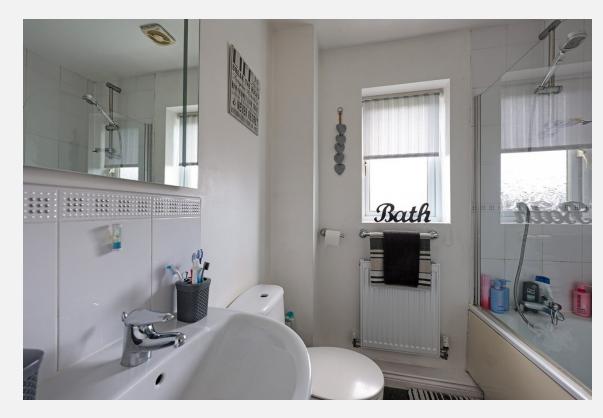
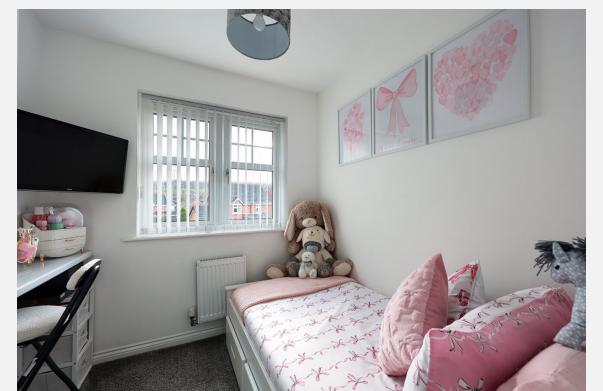
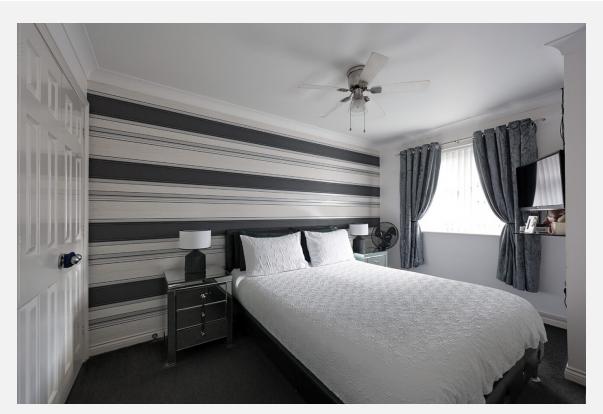
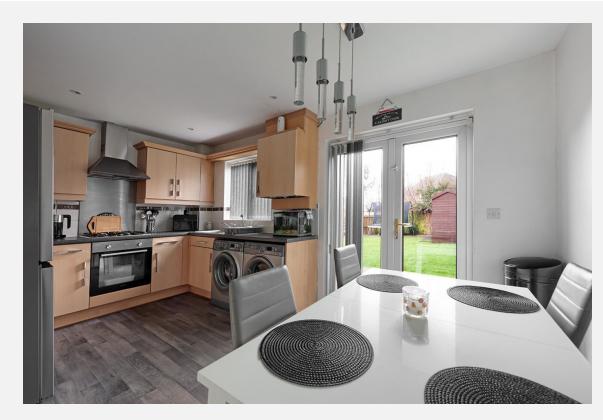
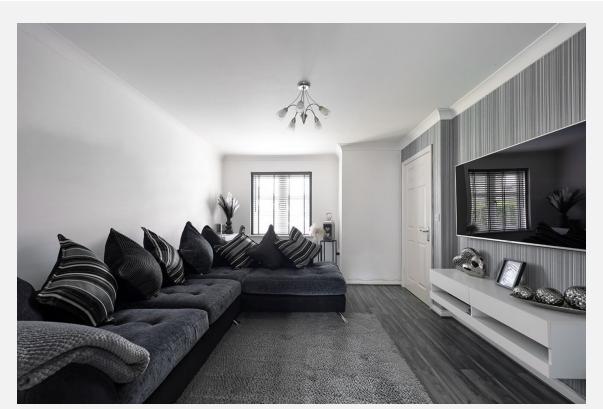
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



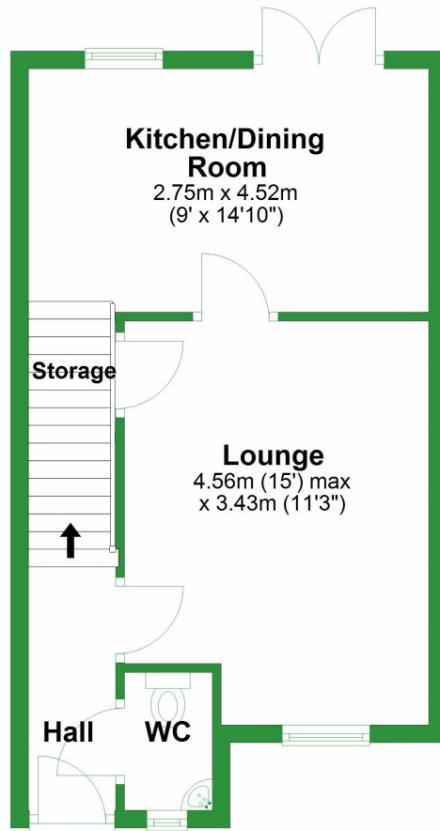
# Gallery Photos



## BLUEBELL WAY, HUNCOAT, ACCRINGTON, BB5

### Ground Floor

Approx. 35.5 sq. metres (381.9 sq. feet)

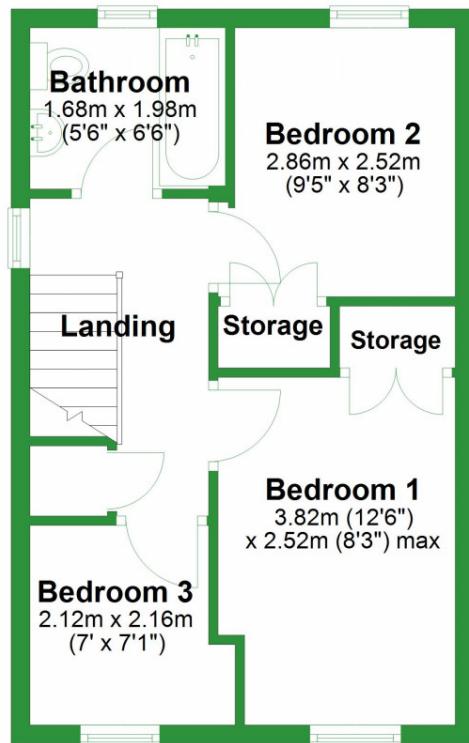


Total area: approx. 69.0 sq. metres (742.2 sq. feet)

## BLUEBELL WAY, HUNCOAT, ACCRINGTON, BB5

### First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



# Property EPC - Certificate

Huncoat, ACCRINGTON, BB5

Energy rating

C

Valid until 06.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

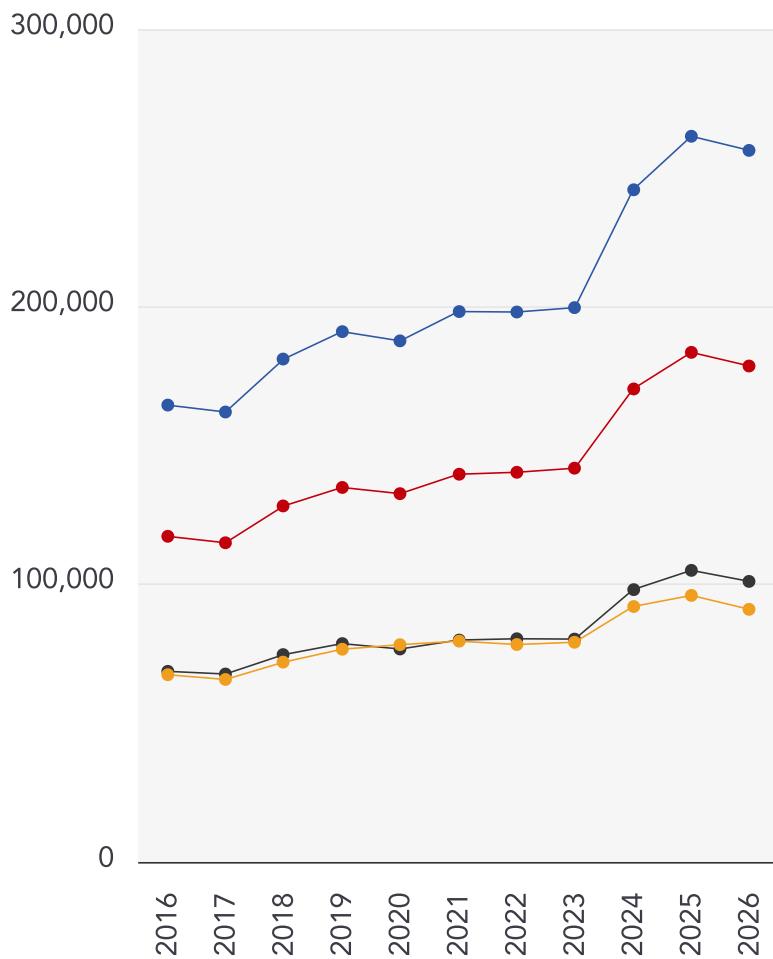
# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in BB5



Detached

**+55.74%**

Semi-Detached

**+52.28%**

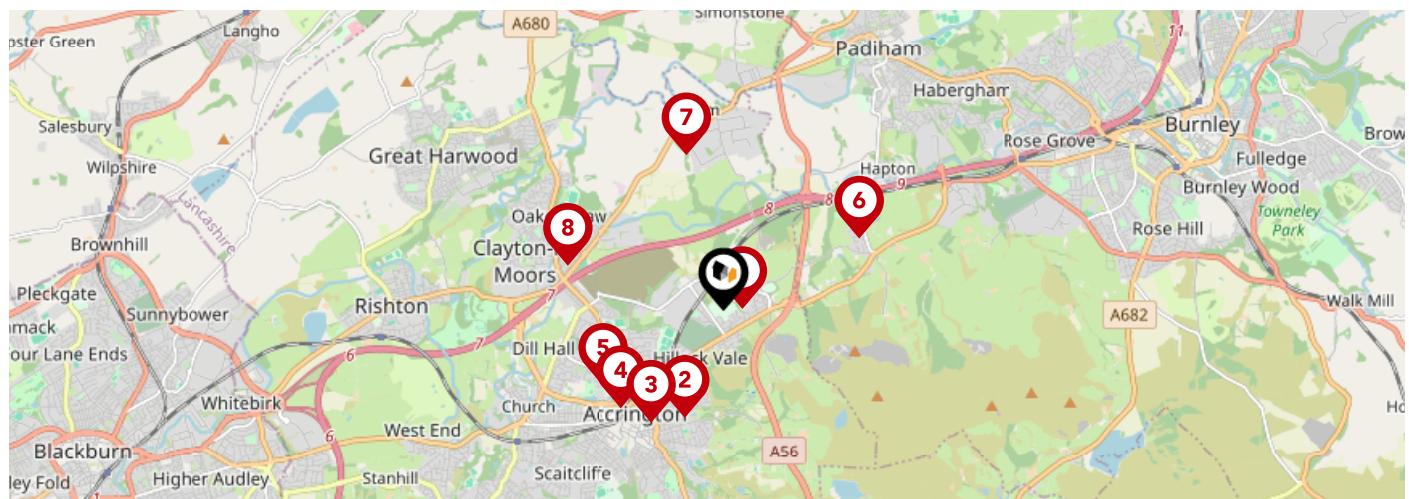
Terraced

**+47.17%**

Flat

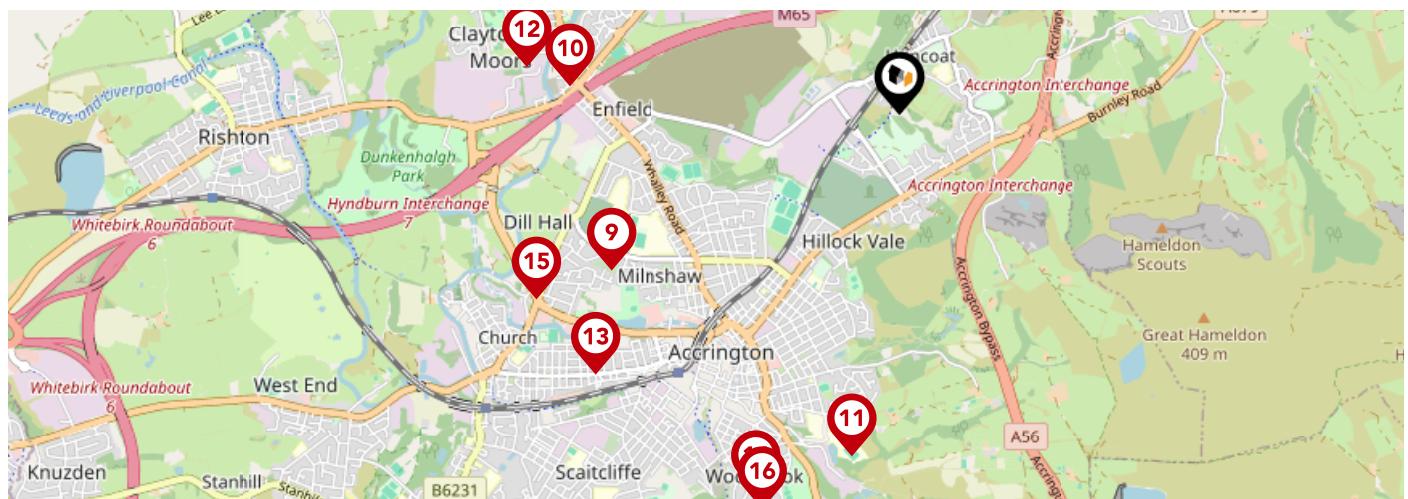
**+34.9%**

# Area Schools



		Nursery	Primary	Secondary	College	Private
1	<b>Accrington Huncoat Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 205   Distance:0.17					
2	<b>Accrington Peel Park Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 620   Distance:1					
3	<b>Accrington St John with St Augustine Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 204   Distance:1.18					
4	<b>Accrington St Mary Magdalen's Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 204   Distance:1.24					
5	<b>Accrington Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 1051   Distance:1.25					
6	<b>Hapton Church of England/Methodist Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 124   Distance:1.35					
7	<b>Altham St James Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 79   Distance:1.4					
8	<b>St Mary's Roman Catholic Primary School, Clayton-le-Moors</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 127   Distance:1.42					

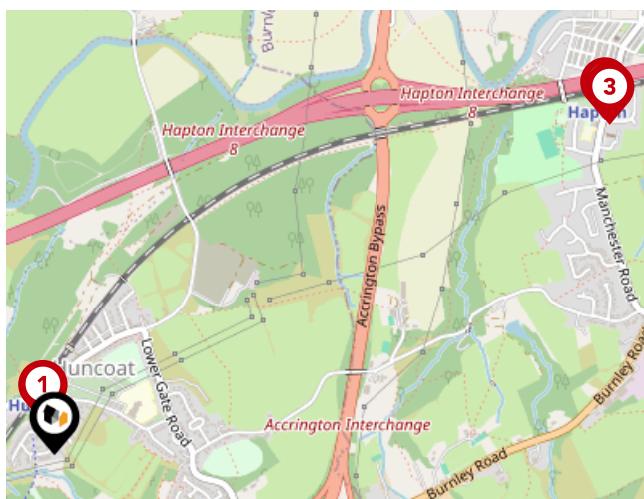
# Area Schools



Nursery Primary Secondary College Private

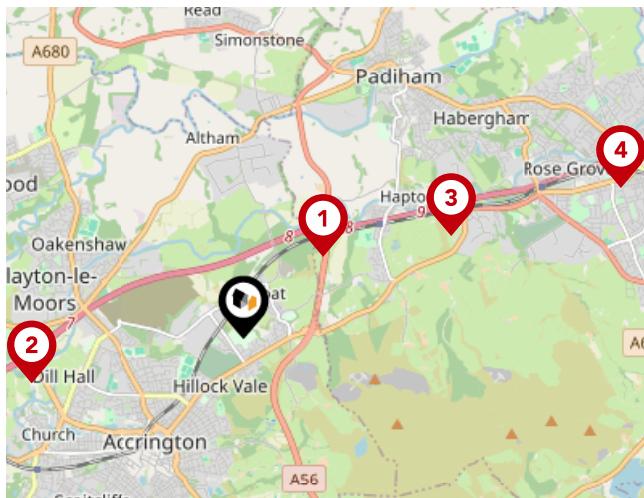
 <b>9</b> Accrington St Christopher's Church of England High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 1313   Distance: 1.43					
 <b>10</b> Clayton-le-Moors Mount Pleasant Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Requires improvement   Pupils: 377   Distance: 1.45					
 <b>11</b> St Anne's and St Joseph's RC Primary School, A Voluntary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated   Pupils: 153   Distance: 1.51					
 <b>12</b> Clayton-le-Moors All Saints' Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 268   Distance: 1.65					
 <b>13</b> Accrington Hyndburn Park Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 449   Distance: 1.75					
 <b>14</b> Accrington Woodnook Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 204   Distance: 1.77					
 <b>15</b> St Nicholas Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 198   Distance: 1.78					
 <b>16</b> Lee Royd Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 96   Distance: 1.83					

# Area Transport (National)



## National Rail Stations

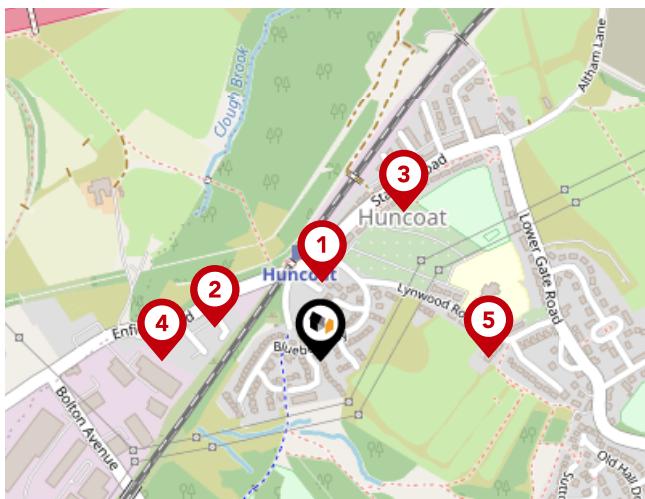
Pin	Name	Distance
1	Huncoat Rail Station	0.08 miles
2	Hapton Rail Station	1.41 miles
3	Hapton Rail Station	1.42 miles



## Trunk Roads/Motorways

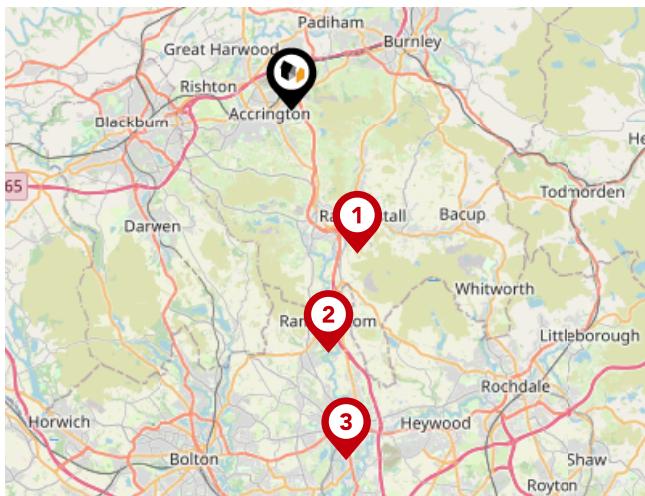
Pin	Name	Distance
1	M65 J8	1 miles
2	M65 J7	1.9 miles
3	M65 J9	2.03 miles
4	M65 J10	3.56 miles
5	M65 J6	3.69 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Rail Station	0.09 miles
2	Alder Grove	0.12 miles
3	James Street	0.19 miles
4	Enfield Road	0.17 miles
5	Primary School	0.18 miles



## Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	5.51 miles
2	Ramsbottom (East Lancashire Railway)	8.62 miles
3	Bury Bolton Street (East Lancashire Railway)	12.42 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.

# Pendle Hill Properties

## Testimonials



### 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



/PendleHillProperties/



/pendlehillproperties/



/PendleHillProps



/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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estate and letting agents

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Land Registry



Environment Agency



Historic England



Office for National Statistics



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