

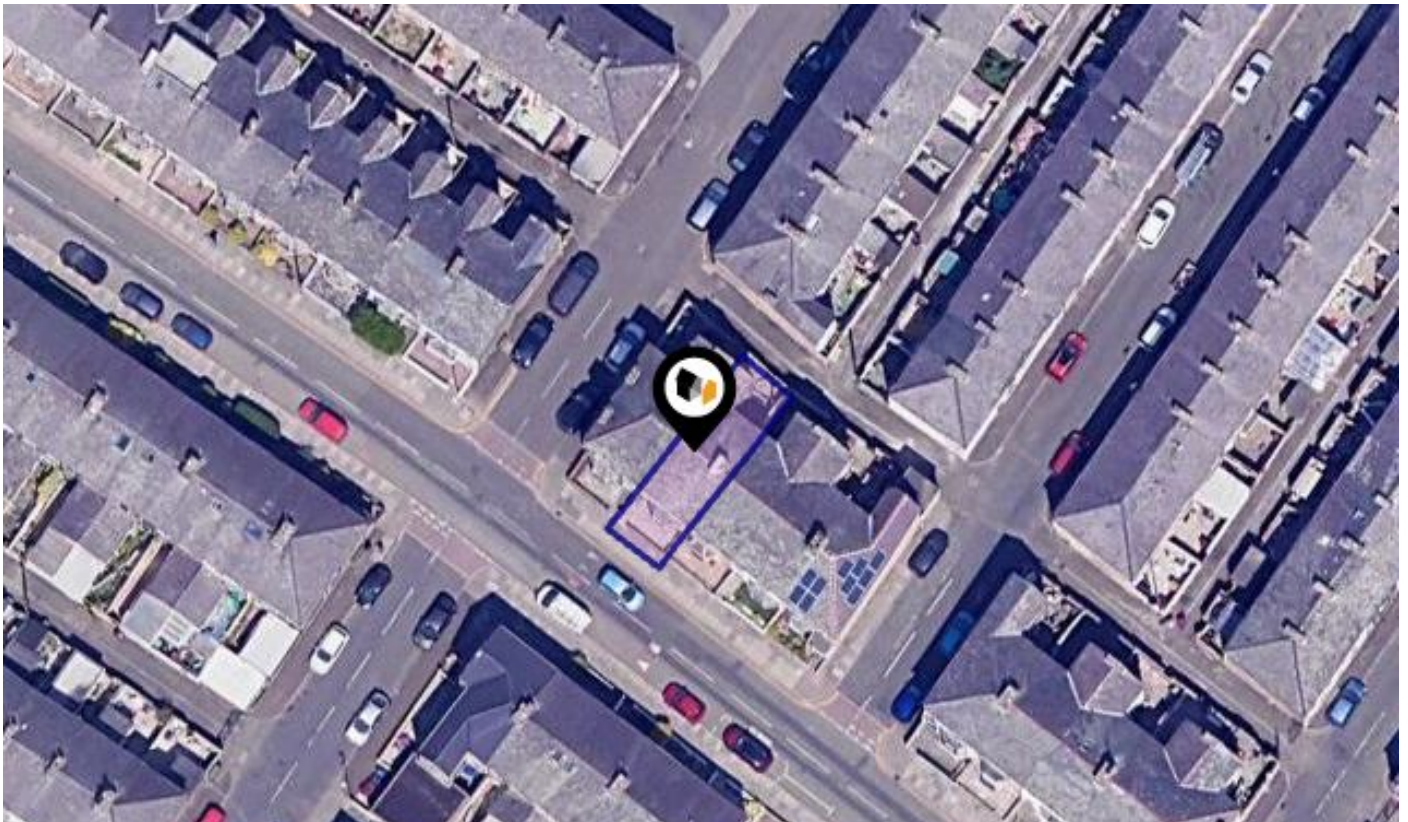


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 06<sup>th</sup> January 2026**



**ST. MATTHEW STREET, BURNLEY, BB11**

## Pendle Hill Properties

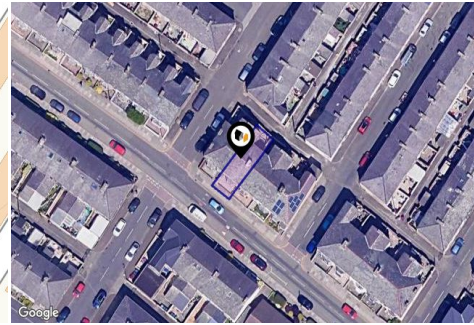
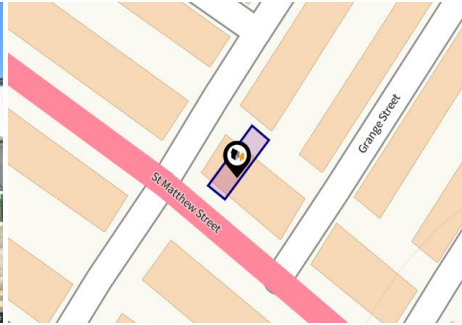
154 Whalley Road Read BB12 7PN

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	13/01/1896
<b>Floor Area:</b>	1,480 ft <sup>2</sup> / 137 m <sup>2</sup>	<b>End Date:</b>	02/12/2894
<b>Plot Area:</b>	0.02 acres	<b>Lease Term:</b>	999 years from 2 December 1895
<b>Year Built :</b>	Before 1900	<b>Term Remaining:</b>	869 years
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,637		
<b>Title Number:</b>	LA561666		

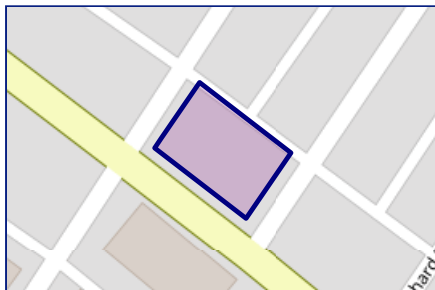
## Local Area

<b>Local Authority:</b>	Lancashire	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No			
<b>Flood Risk:</b>				
• Rivers & Seas	Very low	<b>11</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s
• Surface Water	Very low			

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

## Freehold Title Plan

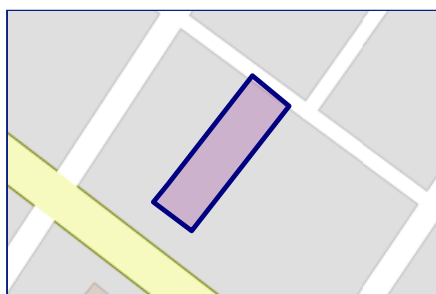
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**LAN81447**

## Leasehold Title Plan

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**LA561666**

Start Date:	13/01/1896
End Date:	02/12/2894
Lease Term:	999 years from 2 December 1895
Term Remaining:	869 years

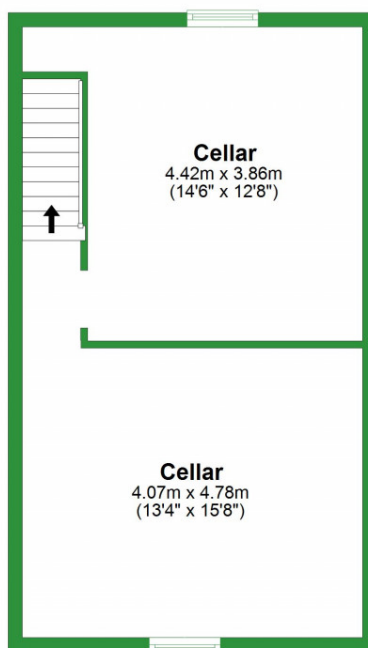




## ST. MATTHEW STREET, BURNLEY, BB11

### Basement

Approx. 41.1 sq. metres (442.2 sq. feet)

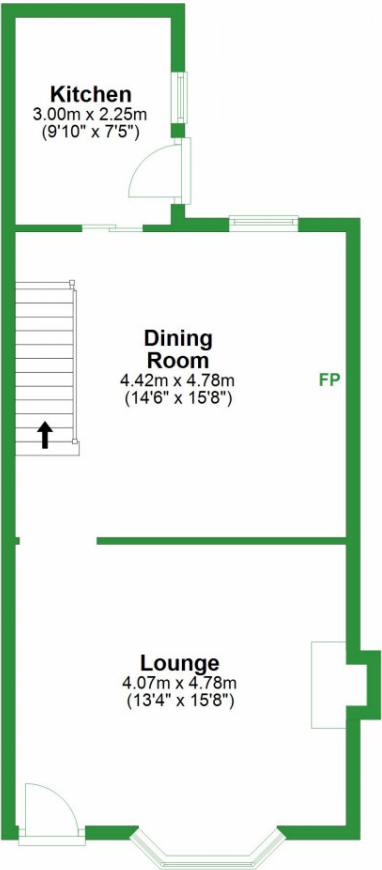


Total area: approx. 137.5 sq. metres (1479.6 sq. feet)

**ST. MATTHEW STREET, BURNLEY, BB11**

**Ground Floor**

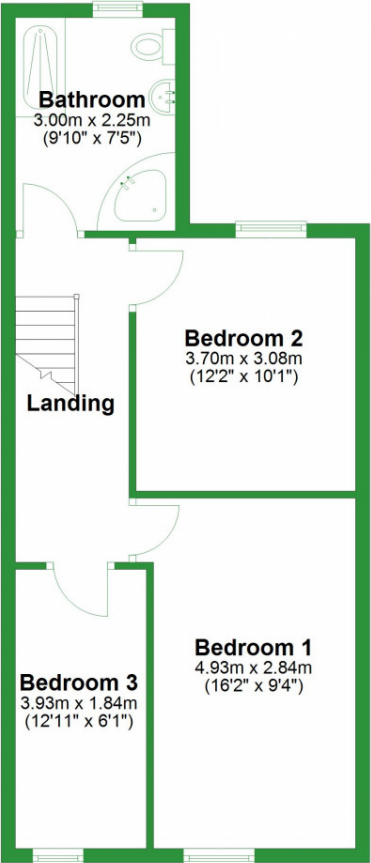
Approx. 48.3 sq. metres (520.1 sq. feet)

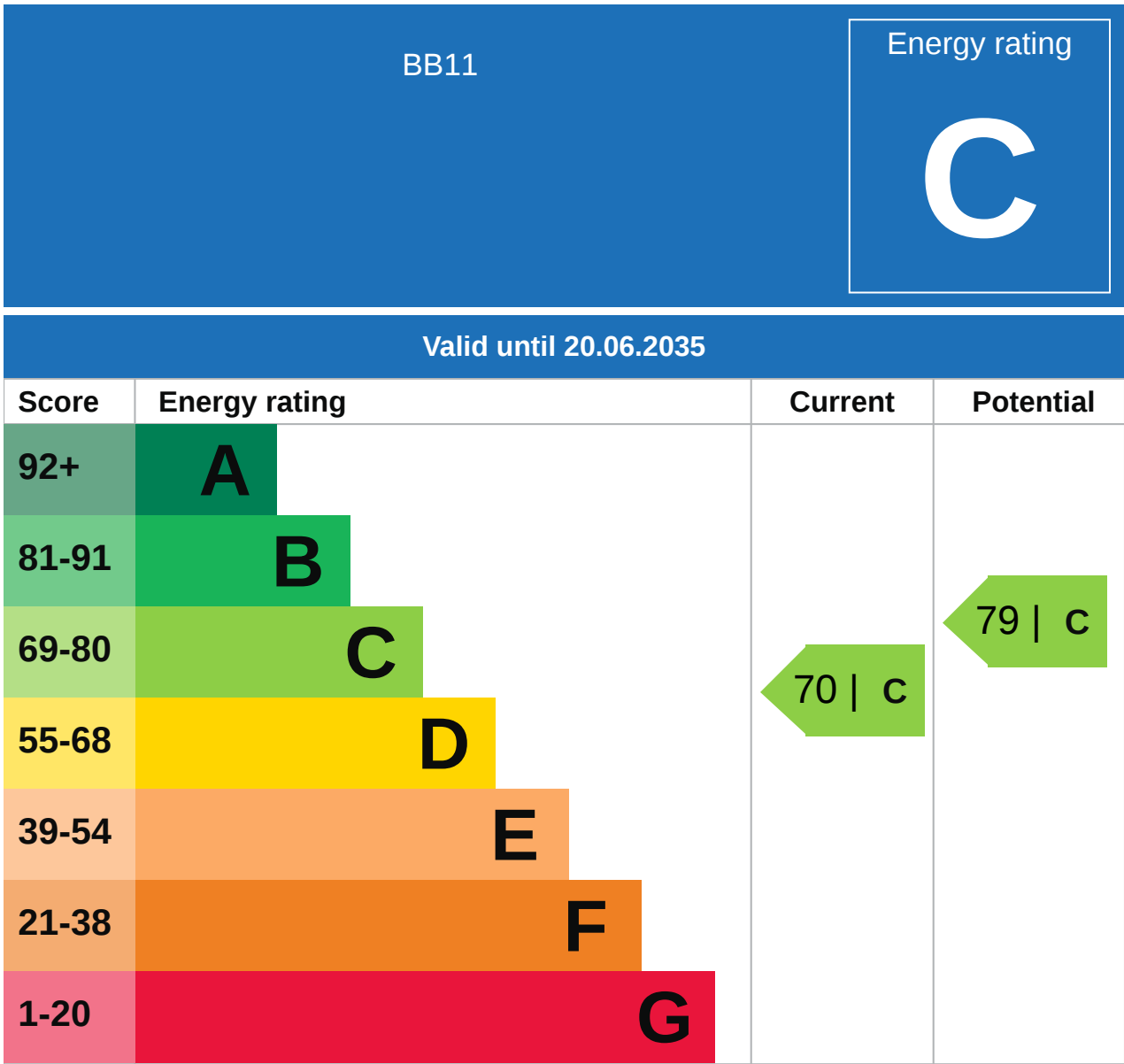


**ST. MATTHEW STREET, BURNLEY, BB11**

**First Floor**

Approx. 48.1 sq. metres (517.3 sq. feet)







## Additional EPC Data

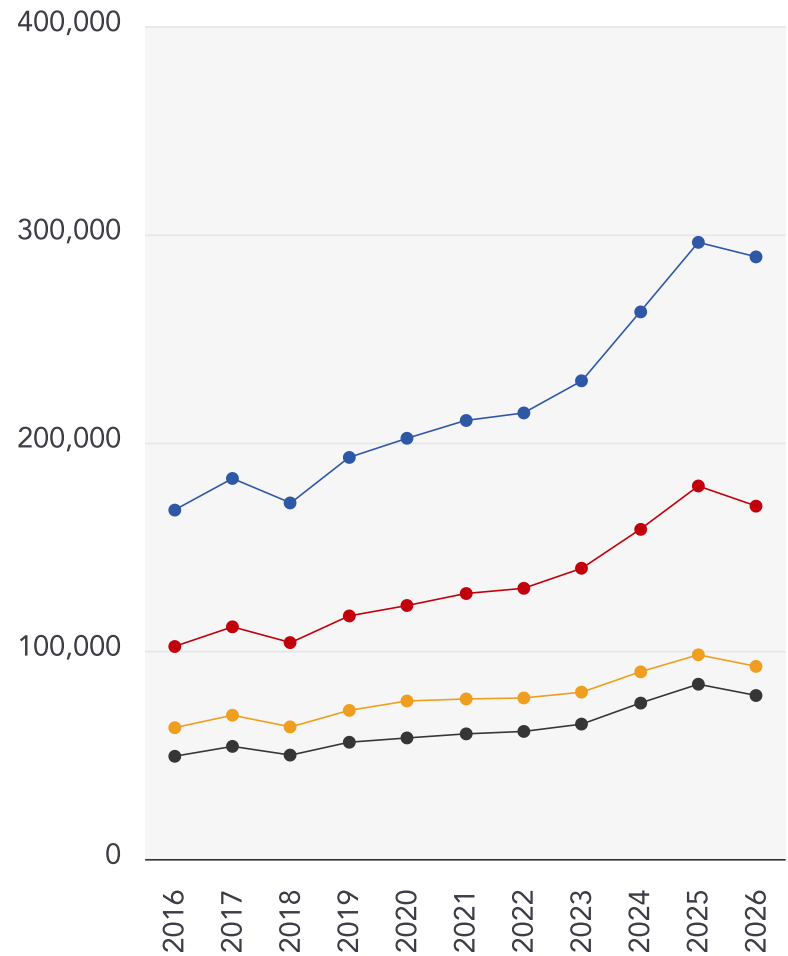
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Sandstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	137 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in BB11



Detached

**+72.58%**

Semi-Detached

**+66.06%**

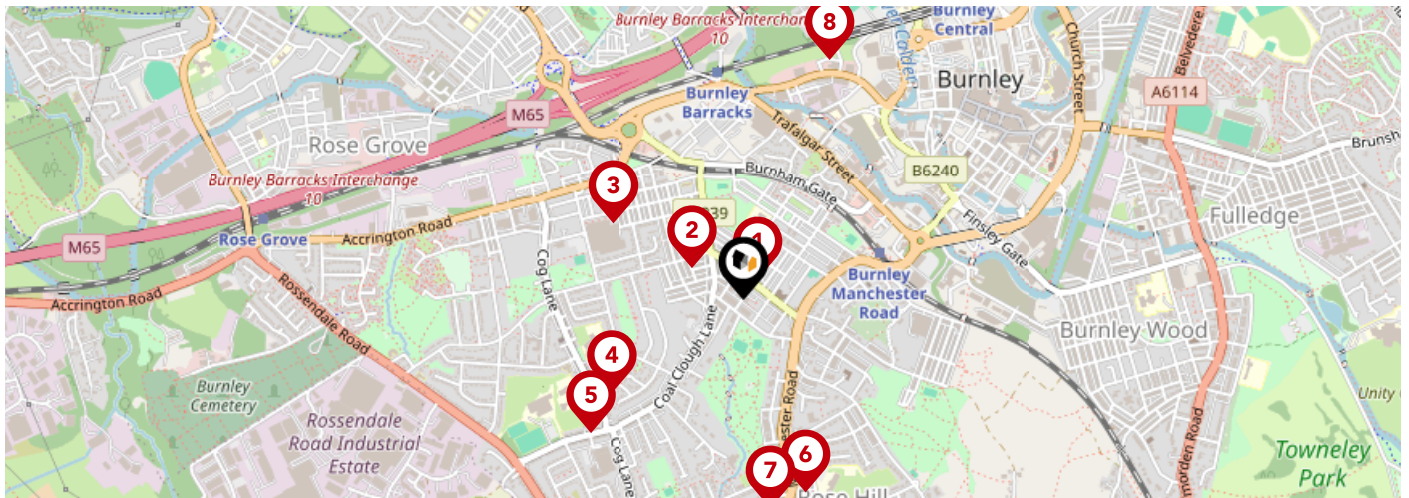
Flat

**+46.72%**

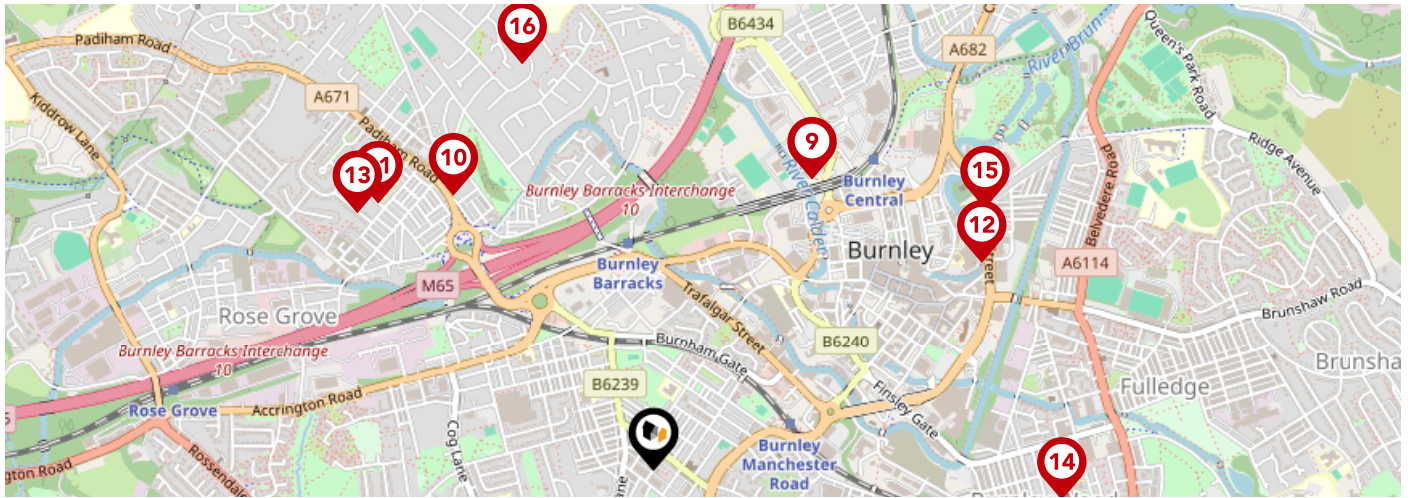
Terraced









**+59.19%**

# Area Schools



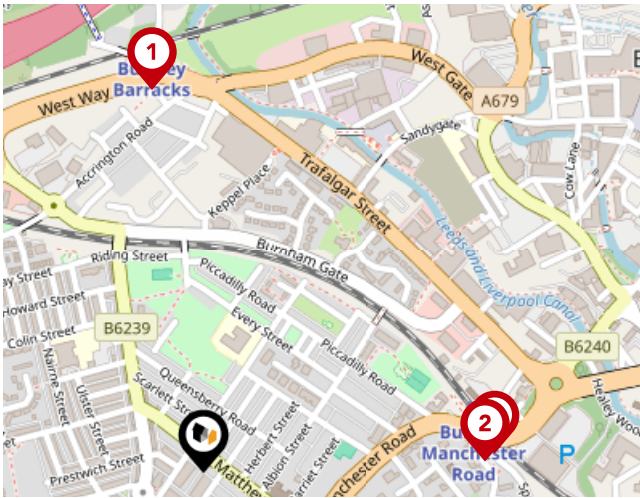
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Burnley Holy Trinity Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coal Clough Academy</b> Ofsted Rating: Good   Pupils: 118   Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Taywood Nursery School</b> Ofsted Rating: Good   Pupils: 88   Distance:0.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Rose School</b> Ofsted Rating: Requires improvement   Pupils: 67   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cherry Fold Community Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Rosewood Primary School</b> Ofsted Rating: Good   Pupils: 435   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Christ The King Roman Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 210   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lincoln House School</b> Ofsted Rating: Good   Pupils: 5   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Burnley College</b> Ofsted Rating: Good   Pupils:0   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whittlefield Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burnley Ightenhill Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burnley St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ightenhill Nursery School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burnley Springfield Community Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Olive High</b> Ofsted Rating: Good   Pupils: 262   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wellfield Methodist and Anglican Church School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

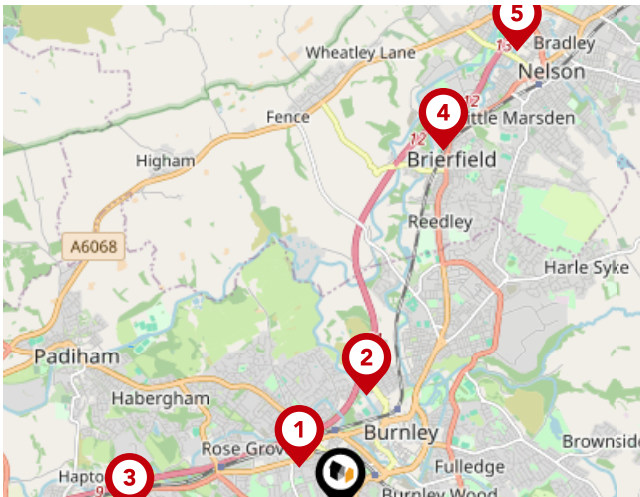
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Burnley Barracks Rail Station	0.42 miles
2	Burnley Manchester Road Rail Station	0.31 miles
3	Burnley Manchester Road Rail Station	0.32 miles



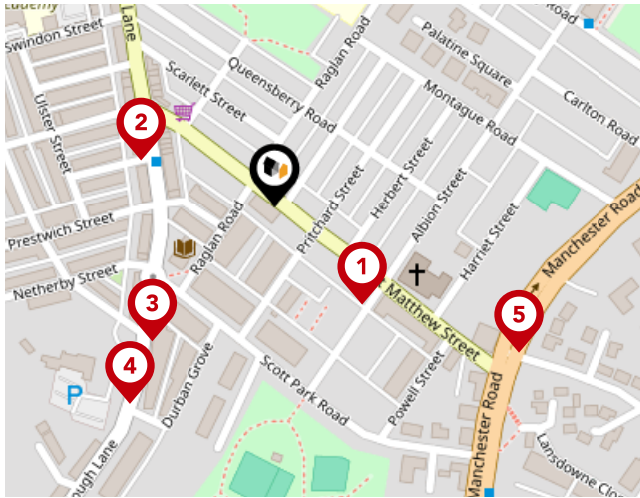
### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J10	0.53 miles
2	M65 J11	1.03 miles
3	M65 J9	1.86 miles
4	M65 J12	3.28 miles
5	M65 J13	4.3 miles



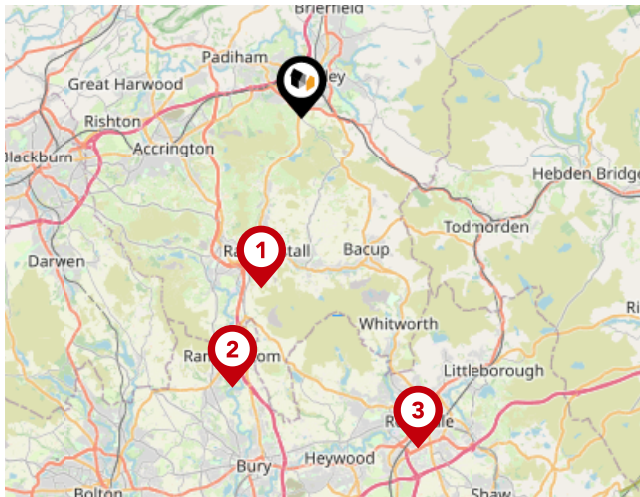
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Albion Street	0.07 miles
	St Matthew Street	0.08 miles
	Scott Park Road	0.1 miles
	Scott Park Road	0.13 miles
	St Matthews Street	0.16 miles



### Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	6.12 miles
	Ramsbottom (East Lancashire Railway)	9.76 miles
	Rochdale Interchange (Manchester Metrolink)	12.29 miles



### **Pendle Hill Properties**

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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

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