

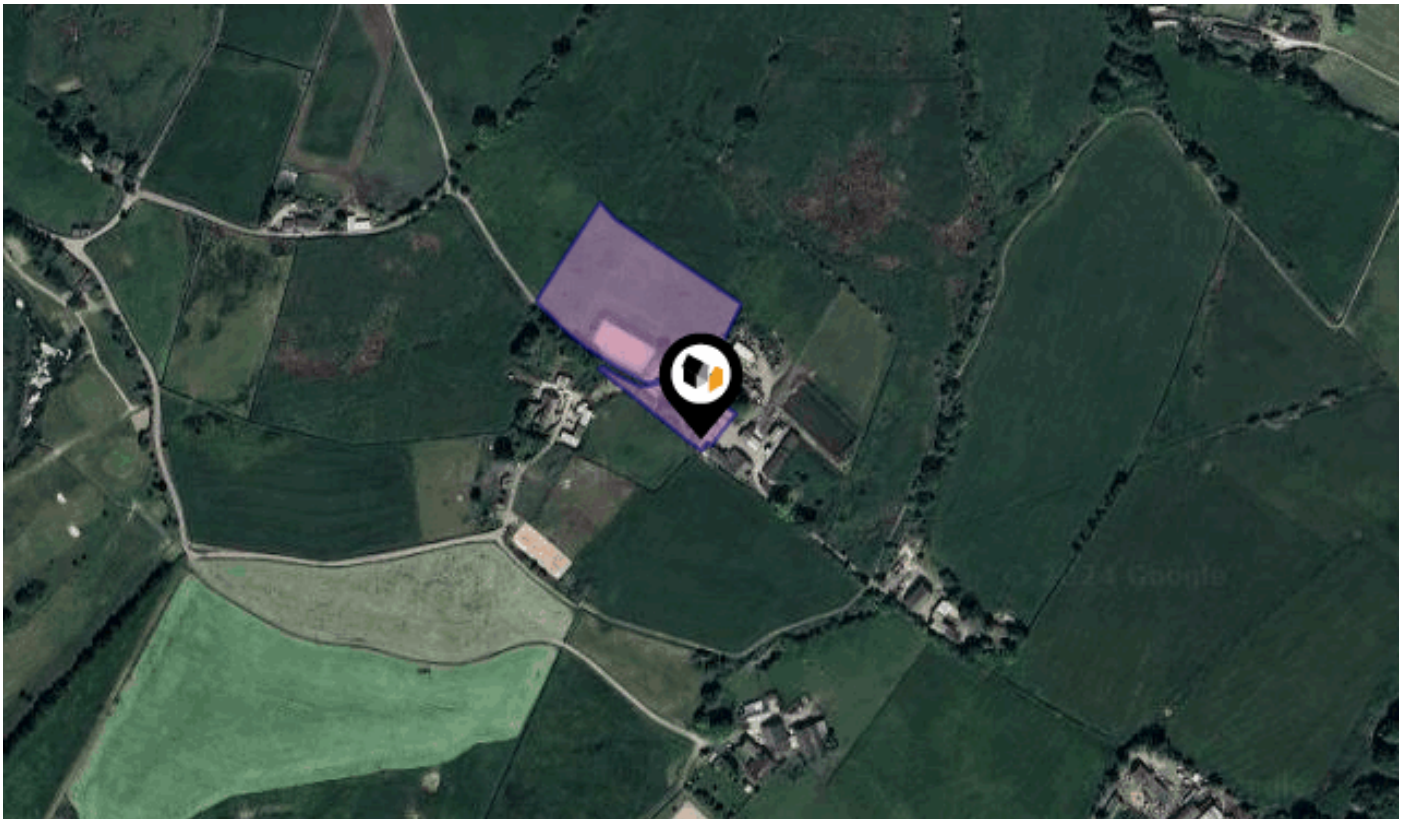


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th November 2024



GREEN HAWORTH, ACCRINGTON, BB5

Pendle Hill Properties

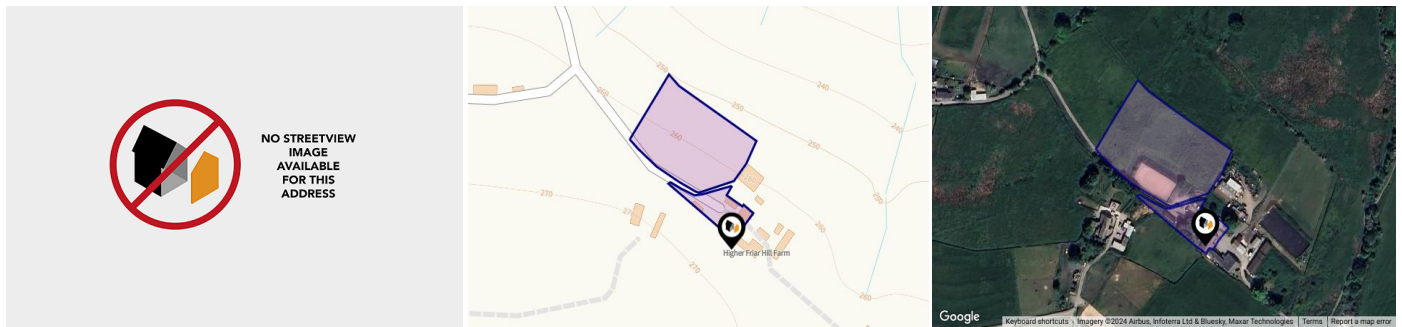
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,184 ft ² / 202 m ²		
Plot Area:	2.54 acres		
Council Tax :	Band G		
Annual Estimate:	£3,784		
Title Number:	LA543828		

Local Area

Local Authority:	Hyndburn	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		15	-
● Rivers & Seas	No Risk	mb/s	mb/s
● Surface Water	Very Low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

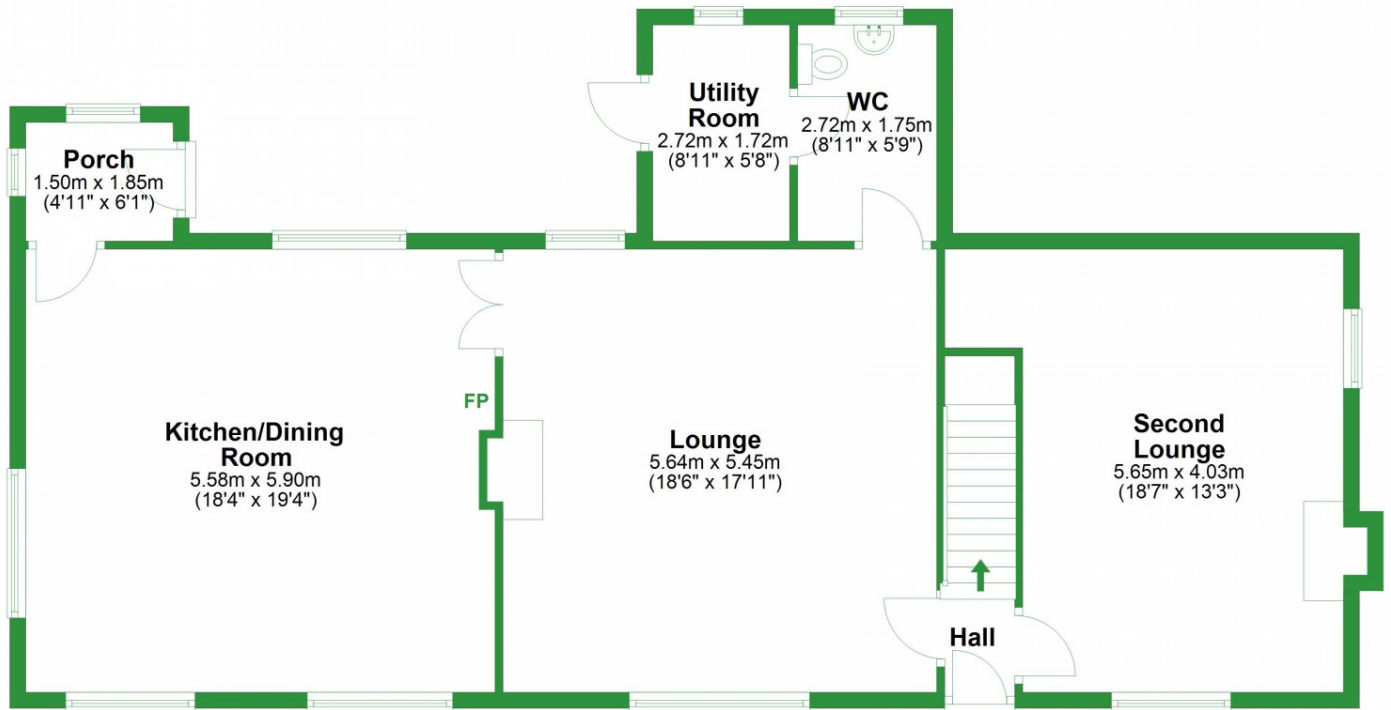




GREEN HAWORTH, ACCRINGTON, BB5

Ground Floor

Approx. 105.4 sq. metres (1134.7 sq. feet)



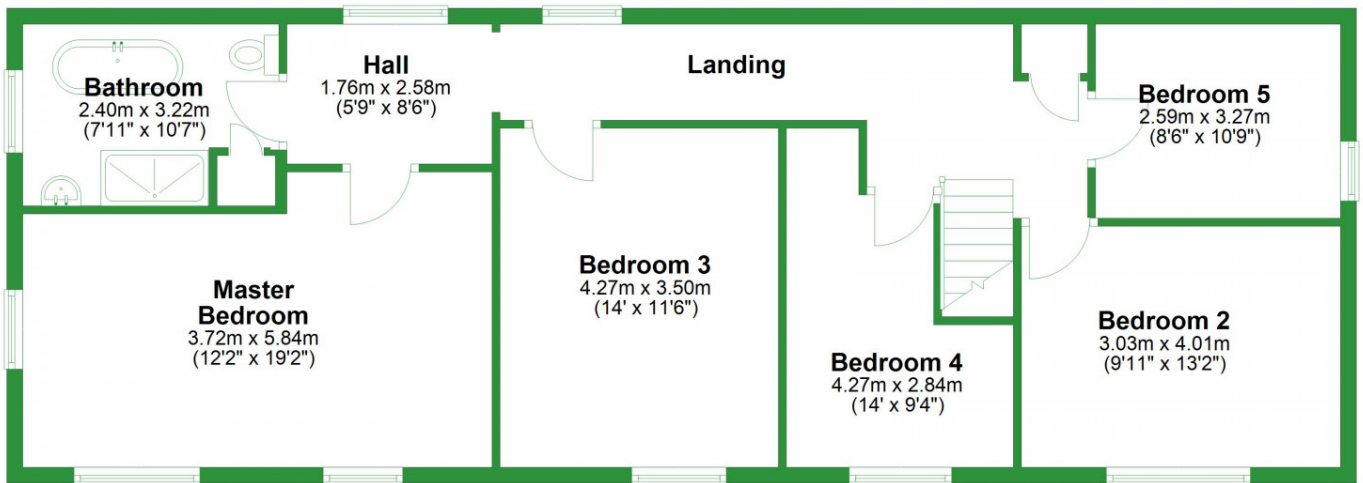
Total area: approx. 202.9 sq. metres (2183.7 sq. feet)

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

GREEN HAWORTH, ACCRINGTON, BB5

First Floor

Approx. 97.5 sq. metres (1049.0 sq. feet)



Green Haworth, ACCRINGTON, BB5

Energy rating

E

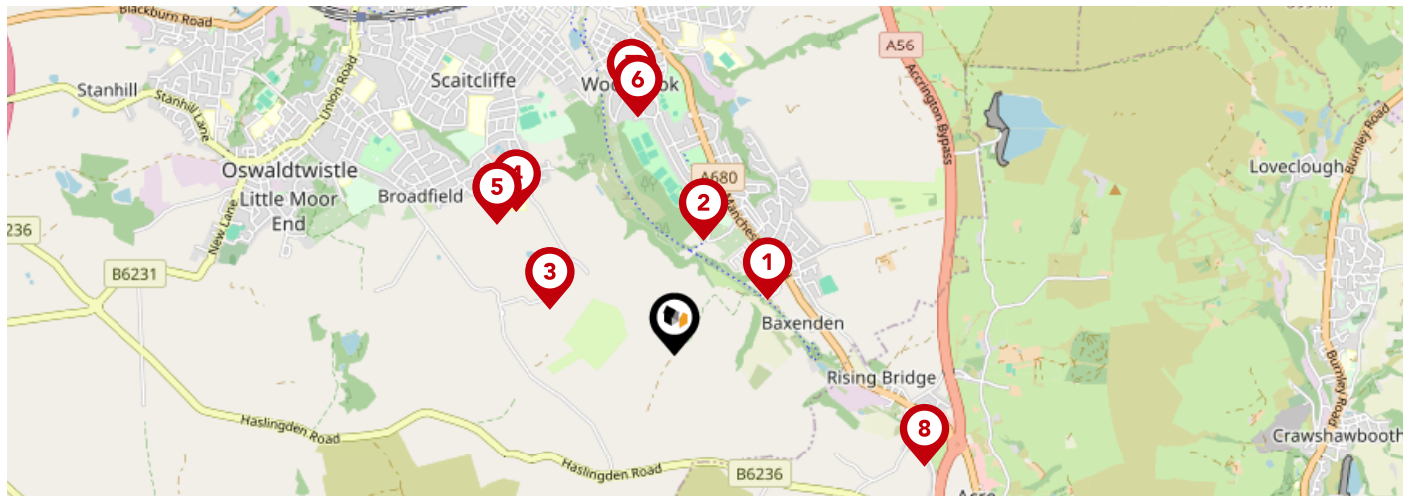
Valid until 17.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Additional EPC Data

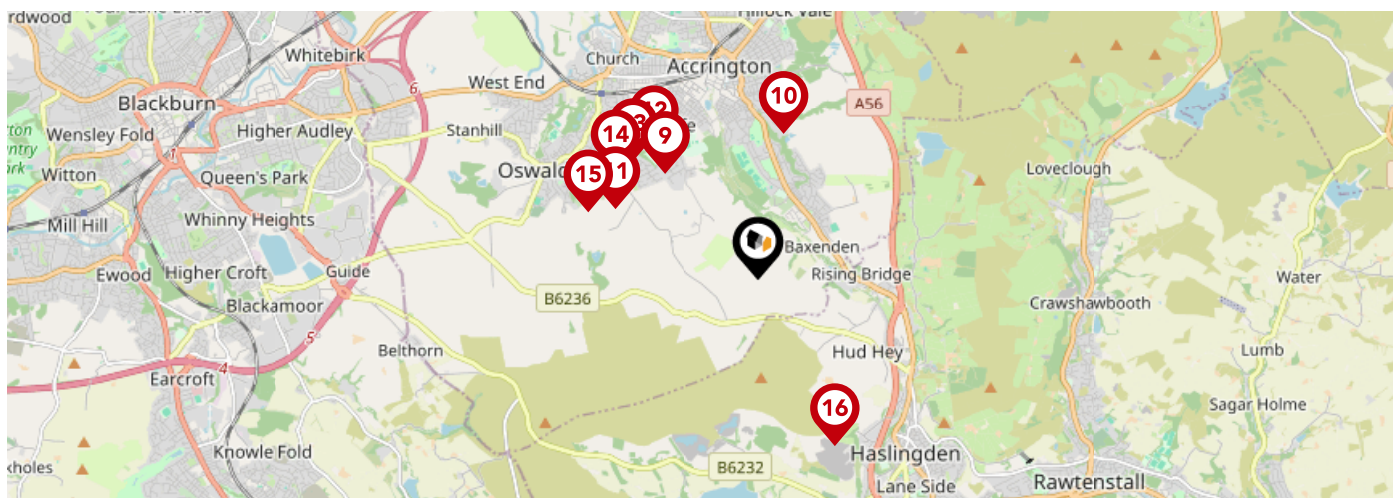
Property Type:	Semi-detached house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 81% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	224 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Baxenden St John's Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 The Hollins Ofsted Rating: Good Pupils: 794 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Green Haworth Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Oswald's Roman Catholic Primary School, Accrington Ofsted Rating: Outstanding Pupils: 148 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Peter's CofE Primary School Ofsted Rating: Good Pupils: 139 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Lee Royd Nursery School Ofsted Rating: Good Pupils: 96 Distance:1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Accrington Woodnook Primary School Ofsted Rating: Good Pupils: 204 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St John's Stonefold CofE Primary School Ofsted Rating: Good Pupils: 122 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

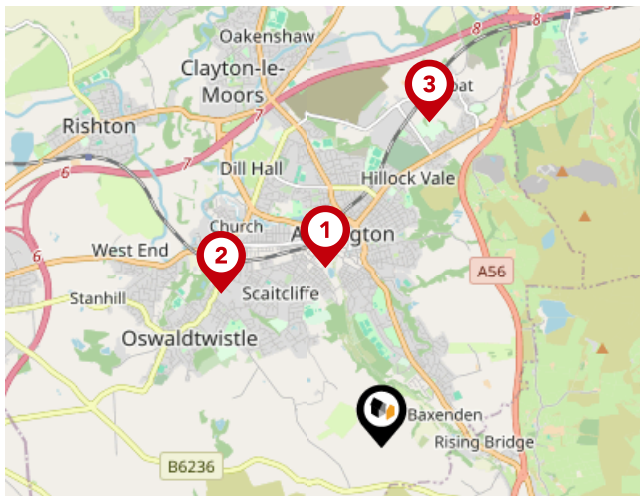
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Mount Carmel Roman Catholic High School, Hyndburn Ofsted Rating: Good Pupils: 796 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Anne's and St Joseph's RC Primary School, A Voluntary Academy Ofsted Rating: Not Rated Pupils: 153 Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Broadfield Specialist School Ofsted Rating: Outstanding Pupils: 206 Distance:1.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Accrington Spring Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 382 Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Fairfield Nursery School Ofsted Rating: Good Pupils: 72 Distance:1.5</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Mary's Roman Catholic Primary School, Oswaldtwistle Ofsted Rating: Good Pupils: 265 Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Oswaldtwistle Hippings Methodist Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 199 Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Austen House Ofsted Rating: Good Pupils: 2 Distance:1.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

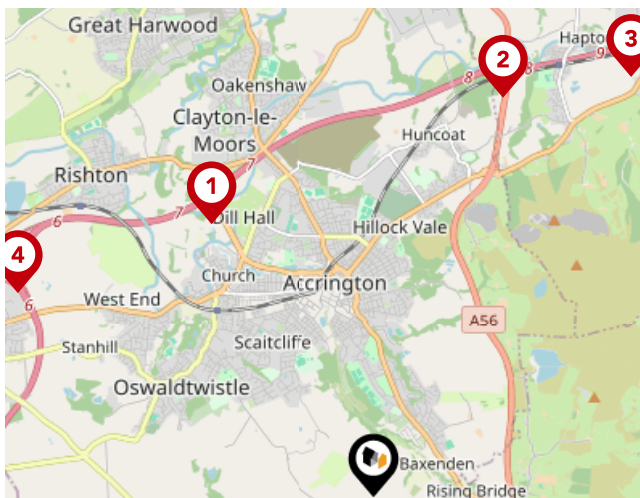
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Accrington Rail Station	1.64 miles
2	Church & Oswaldtwistle Rail Station	1.94 miles
3	Huncoat Rail Station	2.88 miles

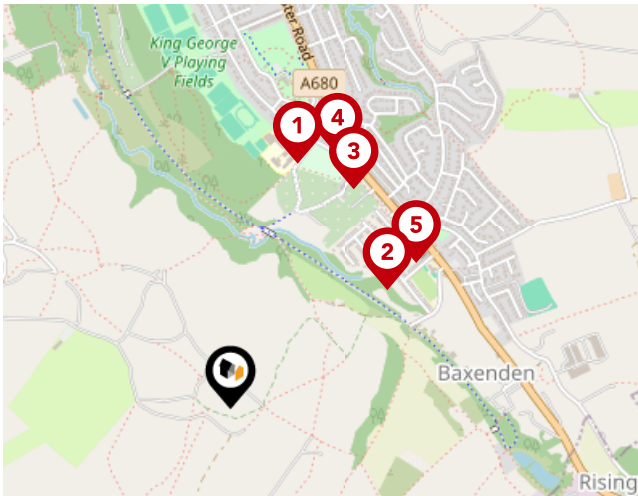


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	2.78 miles
2	M65 J8	3.67 miles
3	M65 J9	4.32 miles
4	M65 J6	3.59 miles
5	M65 J5	3.73 miles

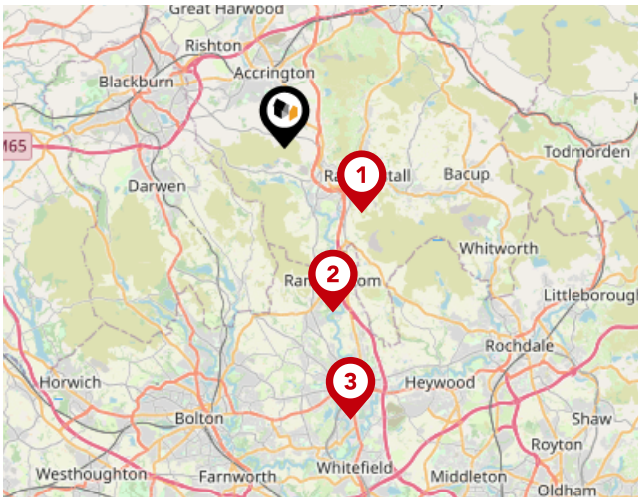
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hollins School	0.56 miles
2	Pilling Lane	0.43 miles
3	The Mission	0.55 miles
4	Laund Road	0.6 miles
5	Southwood Drive	0.52 miles

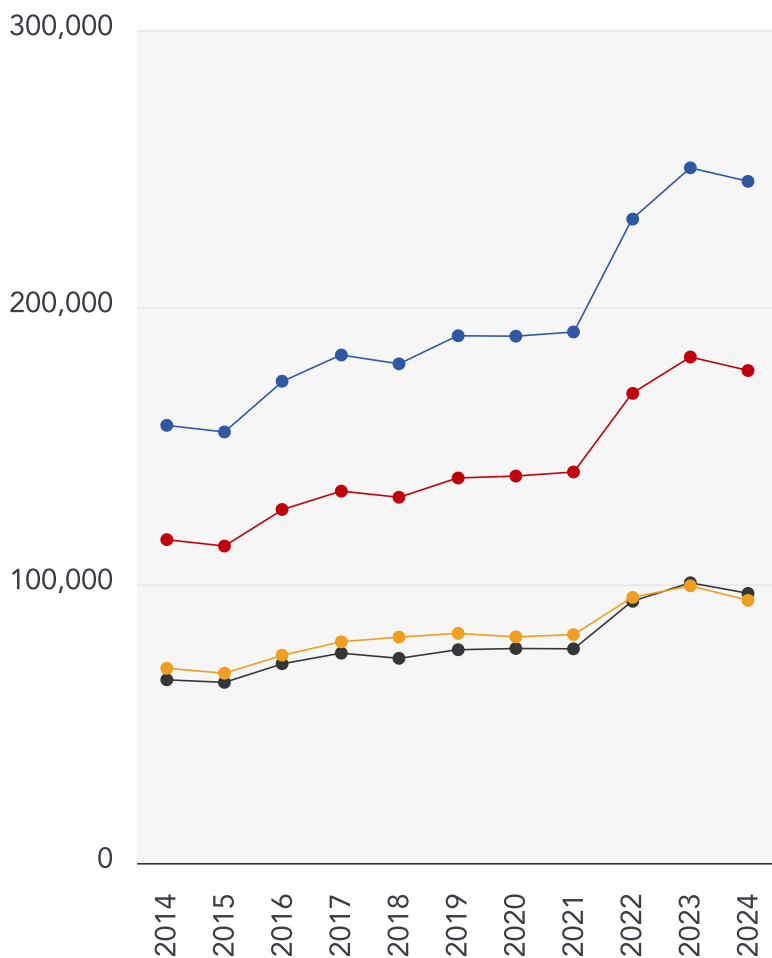


Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	3.53 miles
2	Ramsbottom (East Lancashire Railway)	6.01 miles
3	Bury Bolton Street (East Lancashire Railway)	9.79 miles

Market House Price Statistics

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



Detached

+55.74%

Semi-Detached

+52.28%

Flat

+34.9%

Terraced

+47.17%



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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