

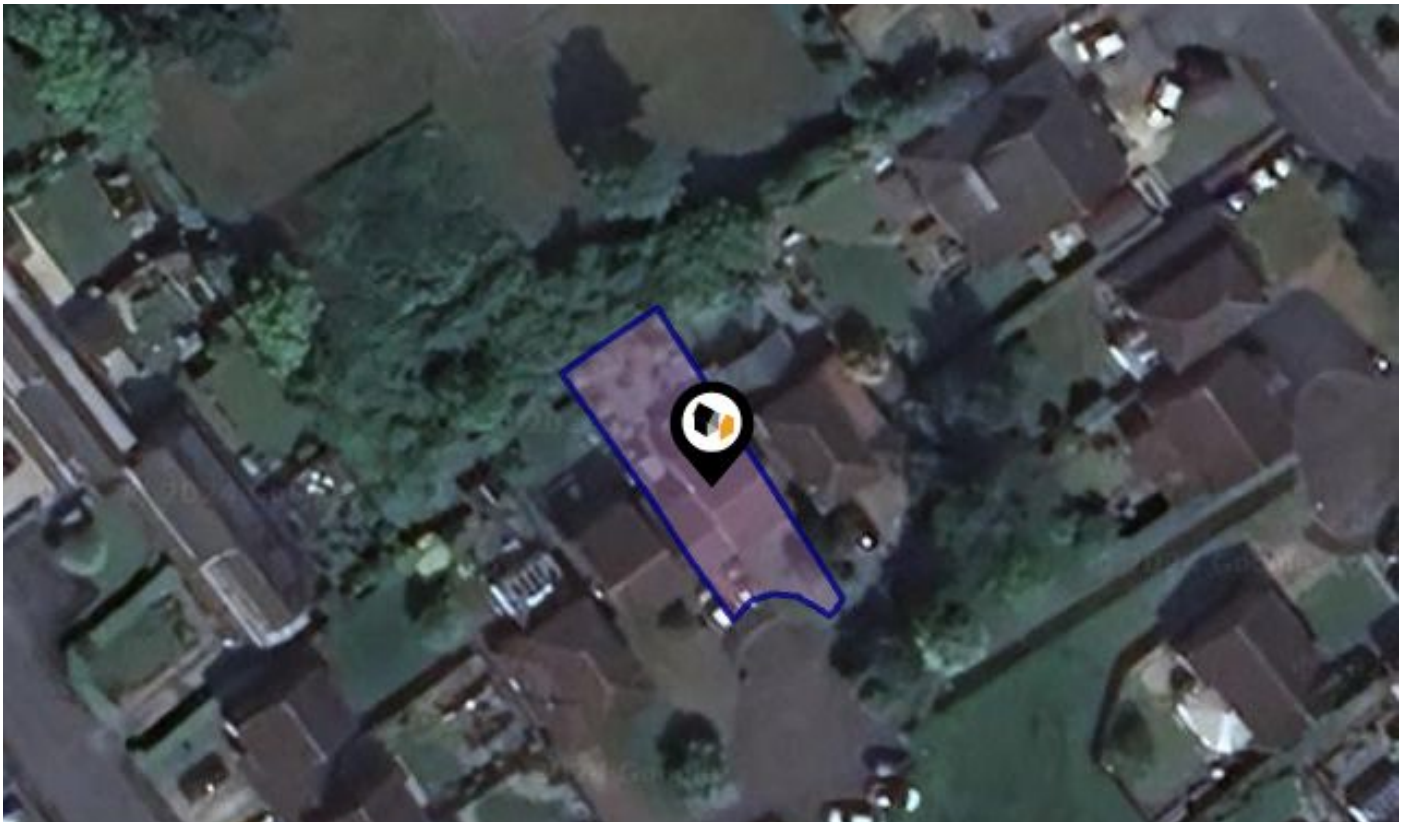


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 20<sup>th</sup> November 2024**



**THIRLMERE DRIVE, LONGRIDGE, PRESTON, PR3**

## **Pendle Hill Properties**

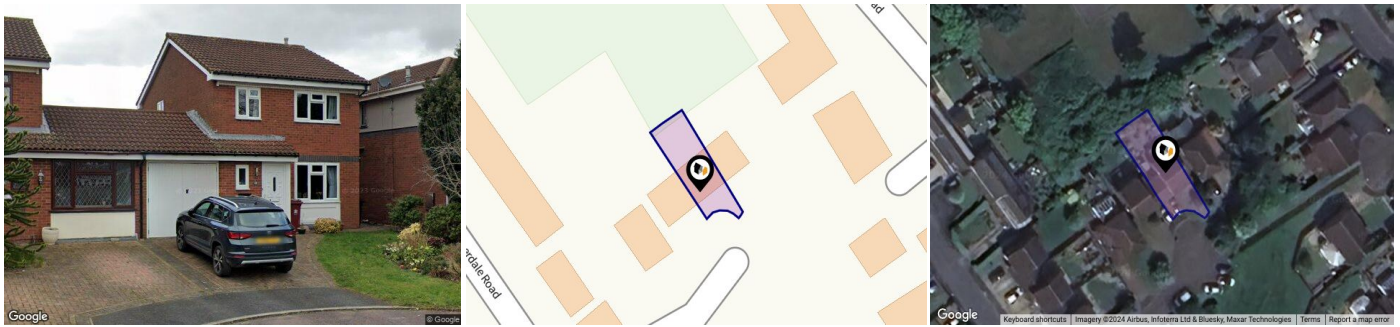
154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	20/05/1992
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>	<b>End Date:</b>	01/07/2988
<b>Plot Area:</b>	0.06 acres	<b>Lease Term:</b>	999 years from 1 July 1989
<b>Year Built :</b>	1991-1995	<b>Term Remaining:</b>	964 years
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,197		
<b>Title Number:</b>	LA697646		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>14</b> mb/s	<b>59</b> mb/s	<b>1000</b> mb/s

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

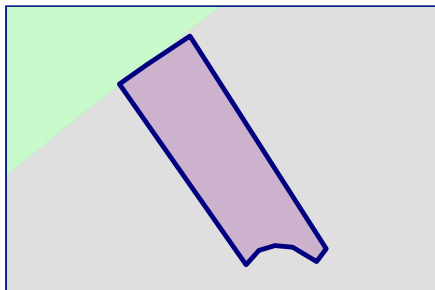


### Satellite/Fibre TV Availability:



## Freehold Title Plan

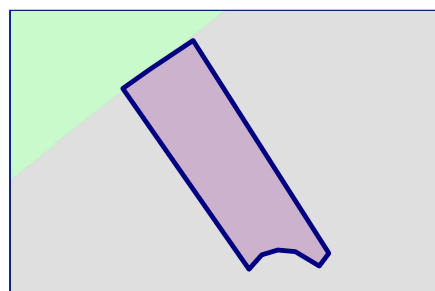
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**LA773807**

## Leasehold Title Plan

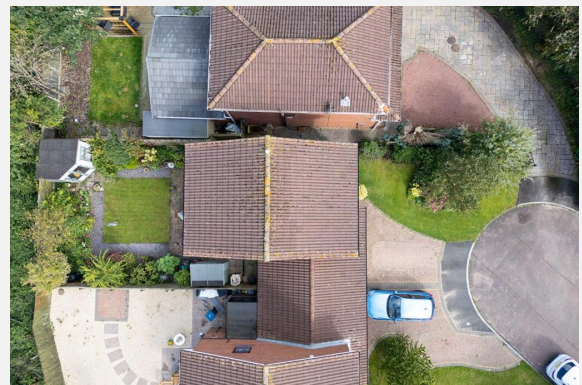
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**LA697646**

Start Date: 20/05/1992  
End Date: 01/07/2988  
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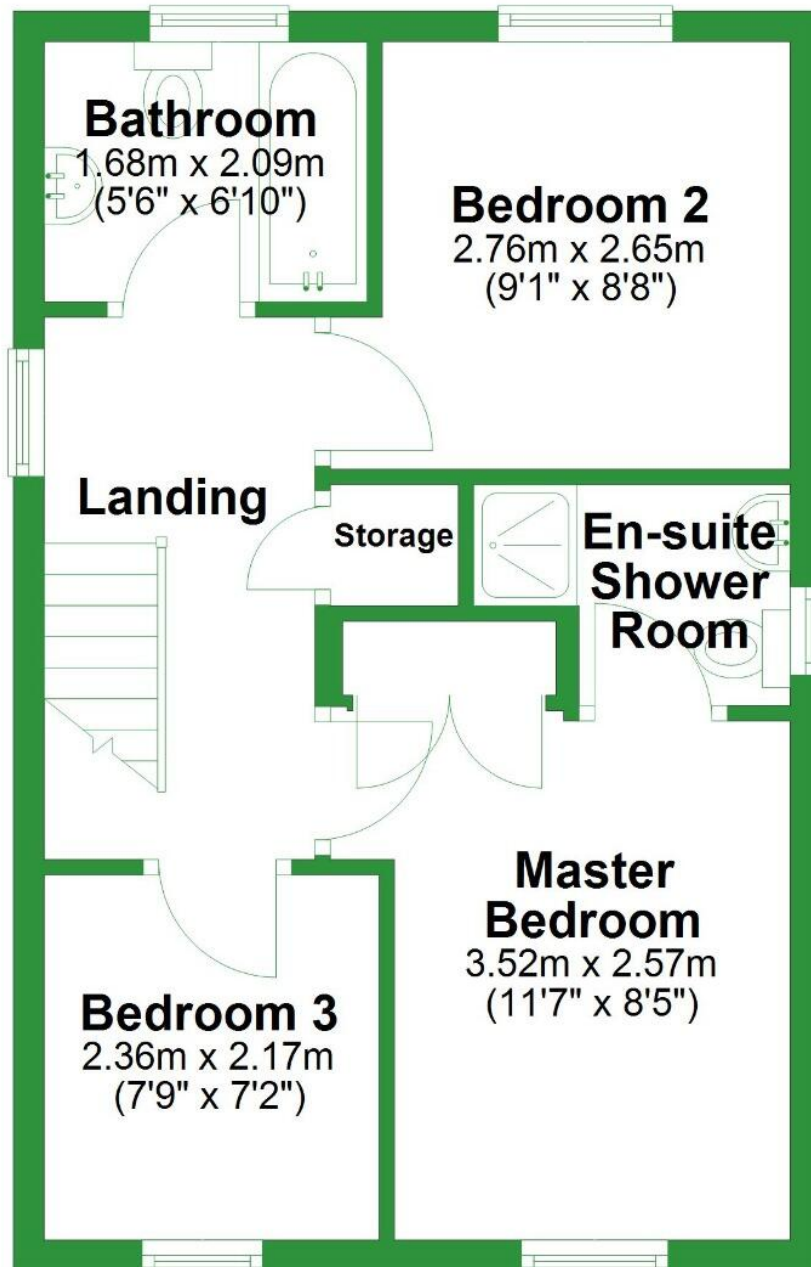




**THIRLMERE DRIVE, LONGRIDGE, PRESTON, PR3**

**First Floor**

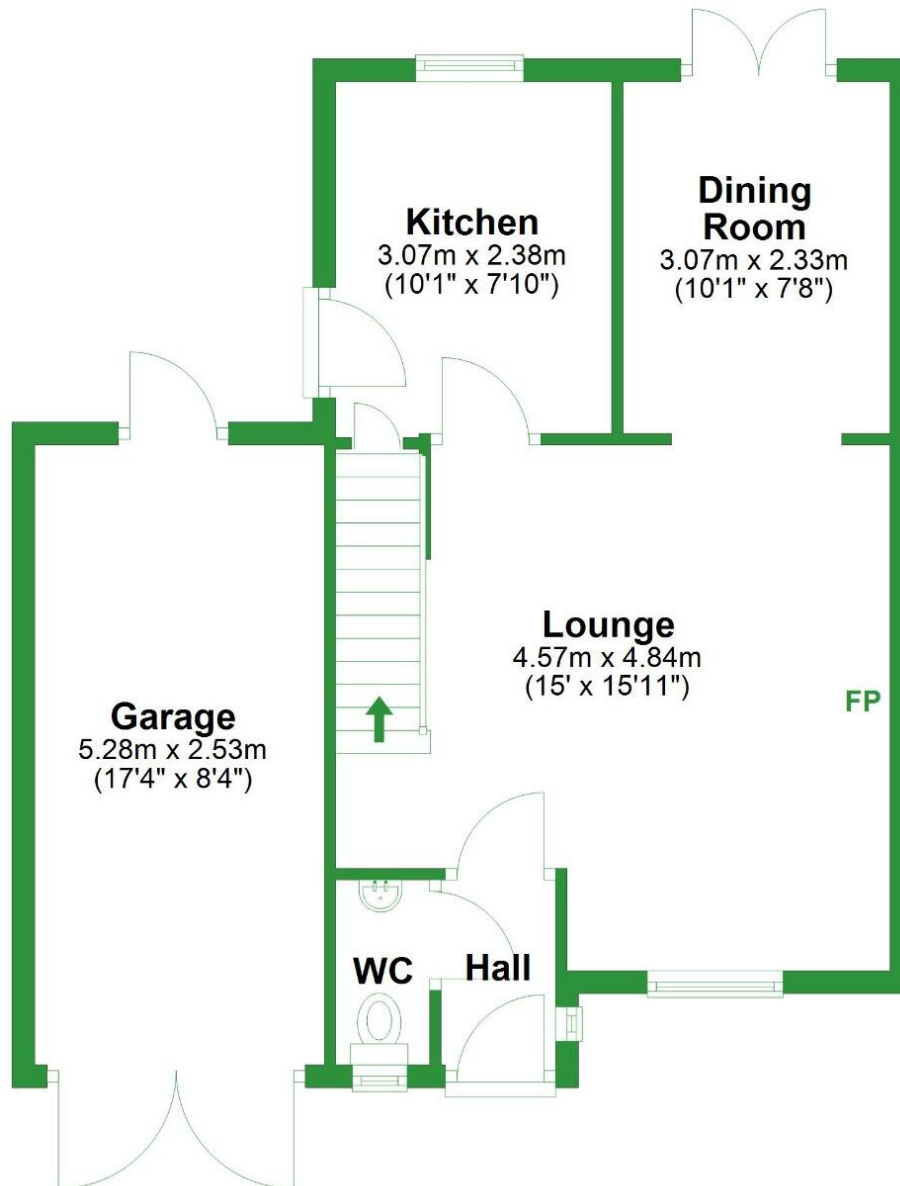
Approx. 37.5 sq. metres (403.9 sq. feet)



## THIRLMERE DRIVE, LONGRIDGE, PRESTON, PR3

### Ground Floor

Approx. 72.9 sq. metres (785.1 sq. feet)



Total area: approx. 110.5 sq. metres (1189.0 sq. feet)

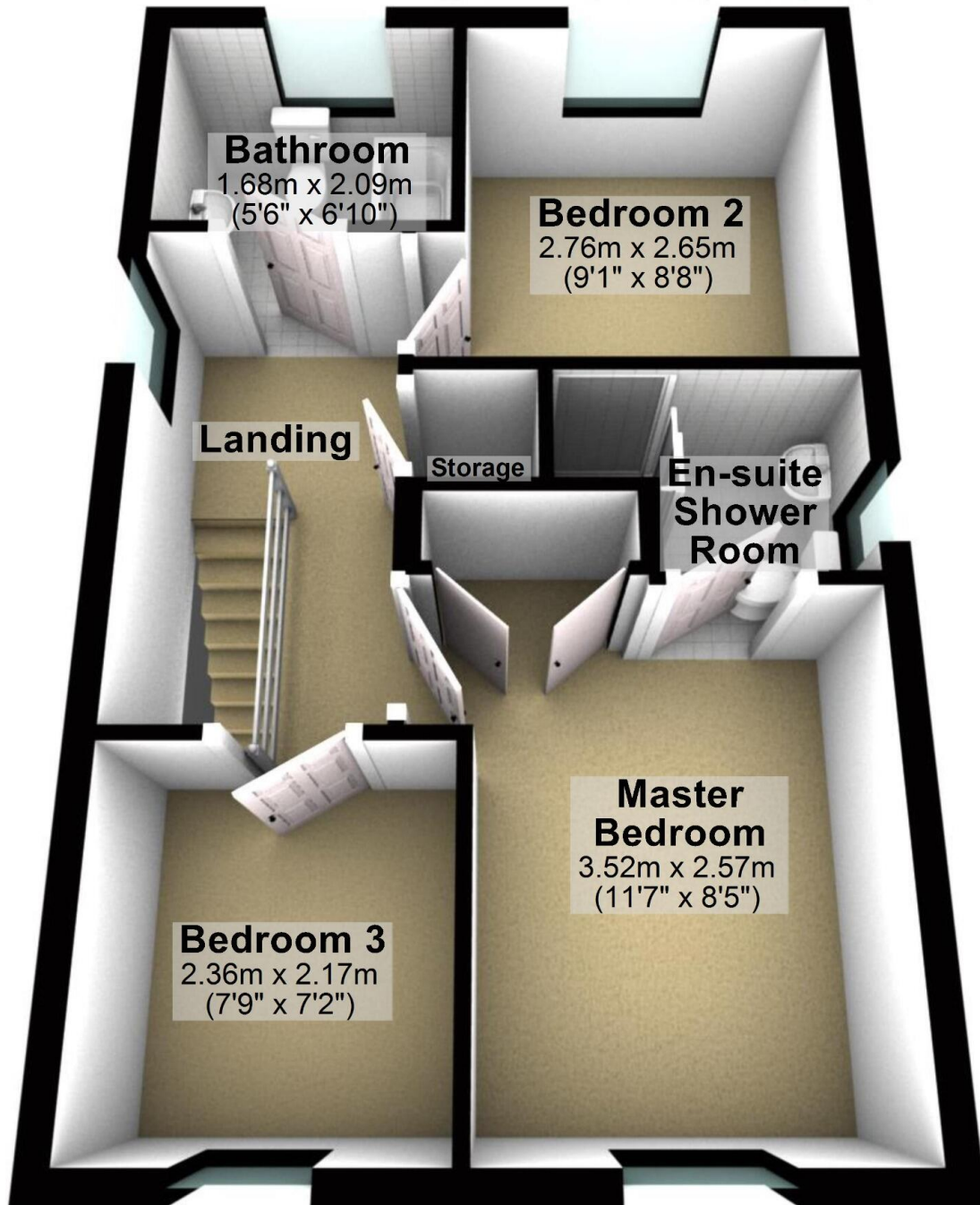
For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



**THIRLMERE DRIVE, LONGRIDGE, PRESTON, PR3**

**First Floor**

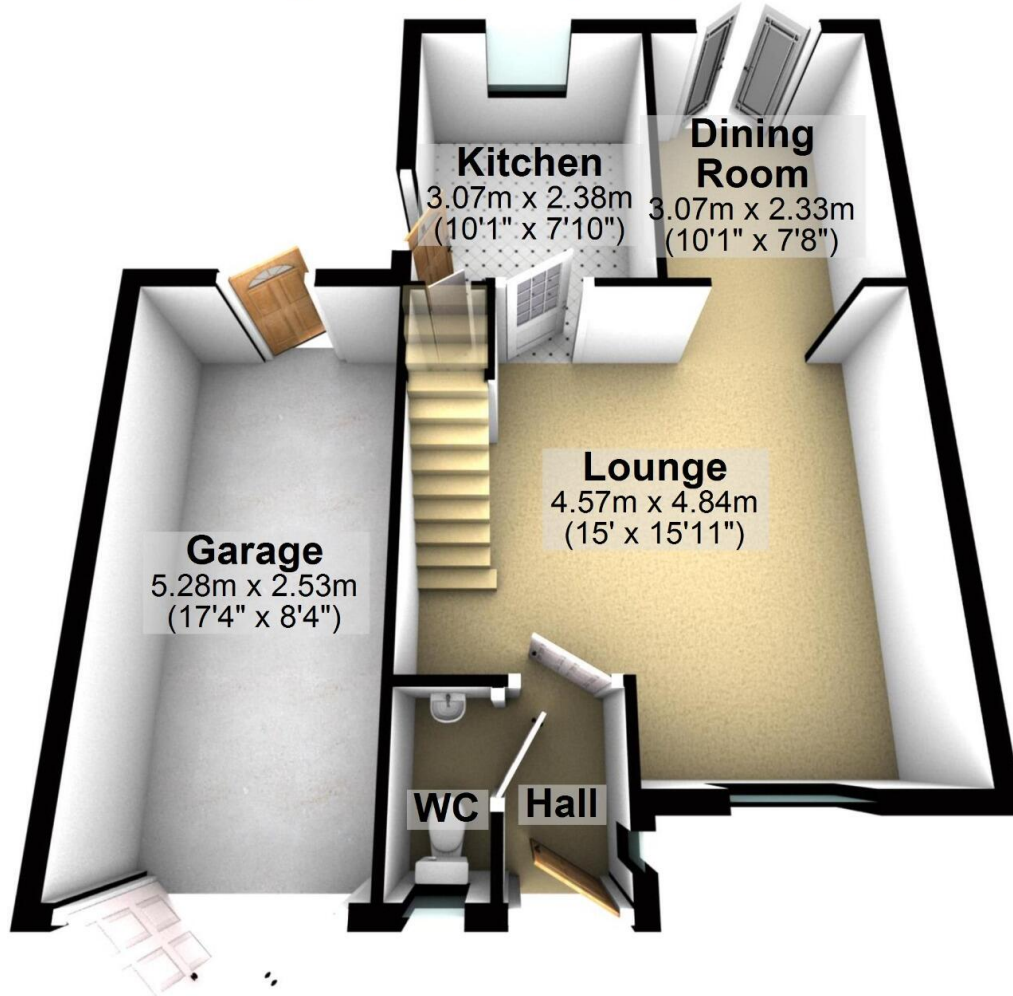
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## THIRLMERE DRIVE, LONGRIDGE, PRESTON, PR3

### Ground Floor

Approx. 72.9 sq. metres (785.1 sq. feet)



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For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

Longridge, PRESTON, PR3

Energy rating

# D

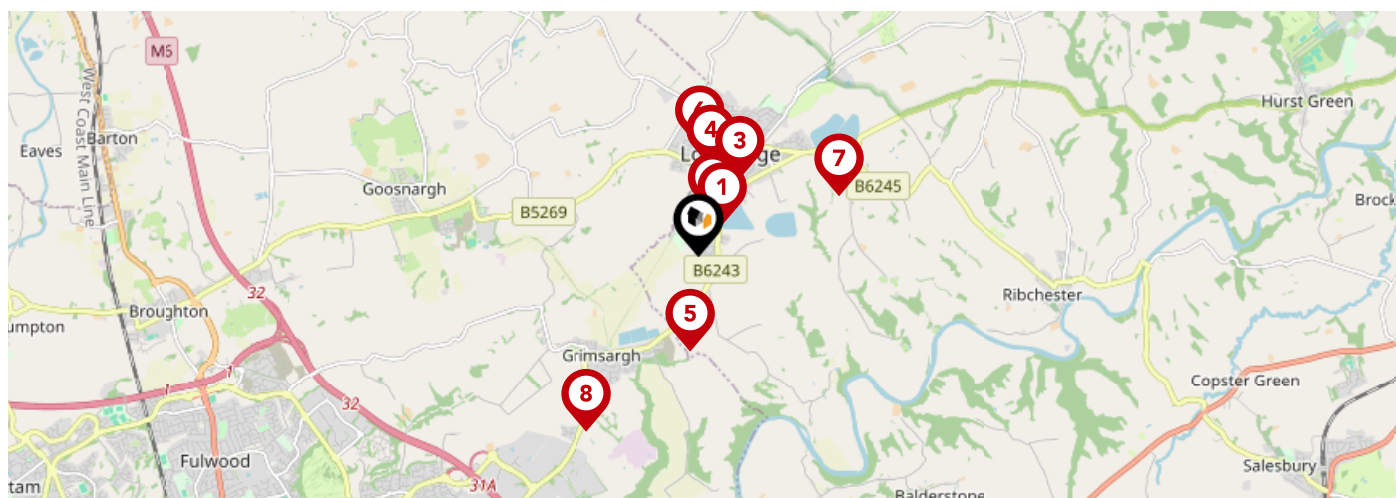
Valid until 02.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

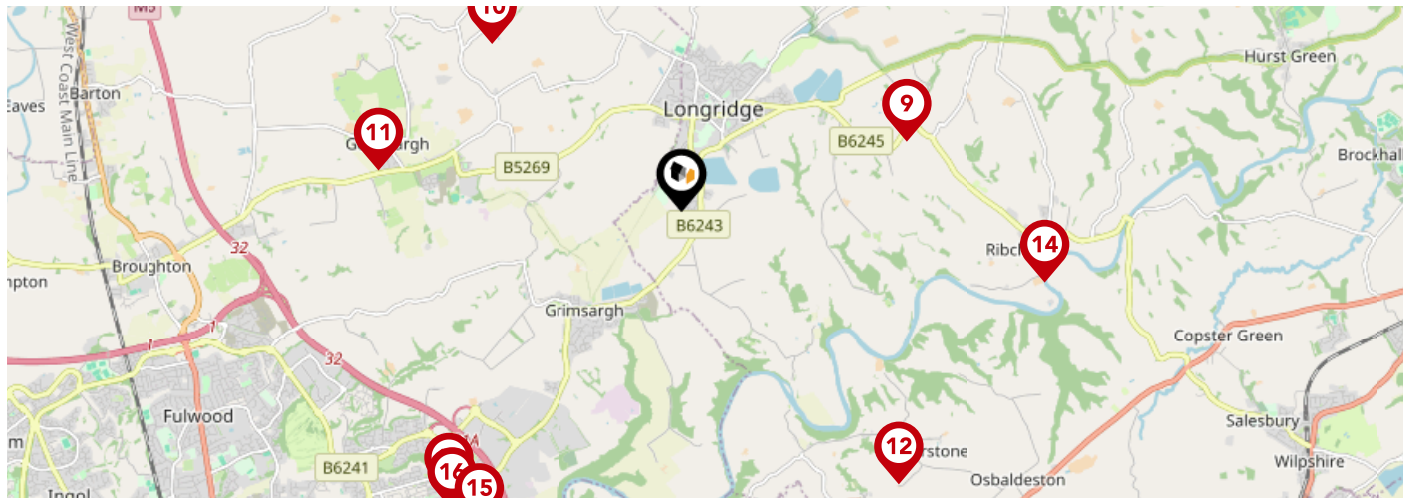
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains 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>	Low energy lighting in 90% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	75 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Cecilia's RC High School</b> Ofsted Rating: Good   Pupils: 562   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Alston Lane Catholic Primary School, Longridge</b> Ofsted Rating: Good   Pupils: 241   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Barnacre Road Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hillside Specialist School and College</b> Ofsted Rating: Good   Pupils: 108   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Grimsgarth St Michael's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

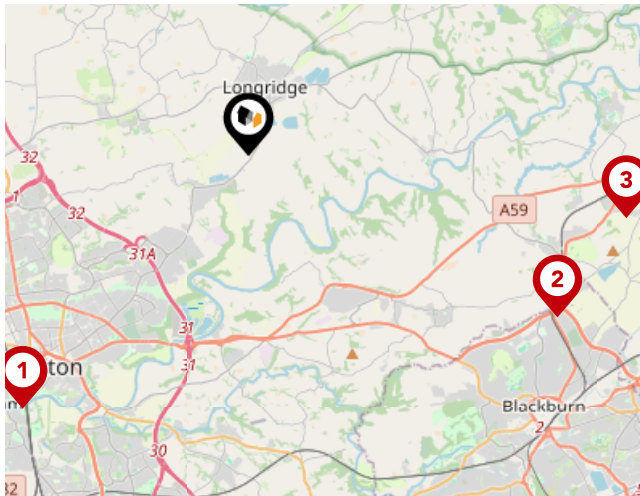
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Brook View School</b> Ofsted Rating: Good   Pupils: 7   Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Francis Catholic Primary School, Goosnargh</b> Ofsted Rating: Good   Pupils: 103   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Goosnargh Oliverson's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Balderstone St Leonard's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Highfield Priory School</b> Ofsted Rating: Not Rated   Pupils: 176   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ribchester St Wilfrid's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 77   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Preston Grange Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Maria Goretti Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 217   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

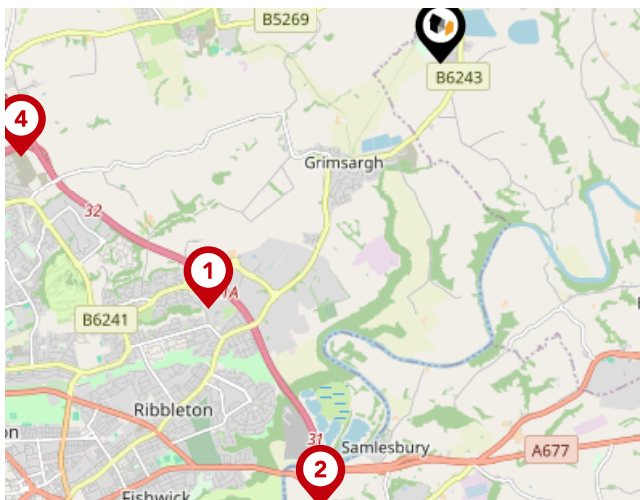
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	5.96 miles
2	Ramsgreave & Wilpshire Rail Station	6.11 miles
3	Langho Rail Station	6.69 miles

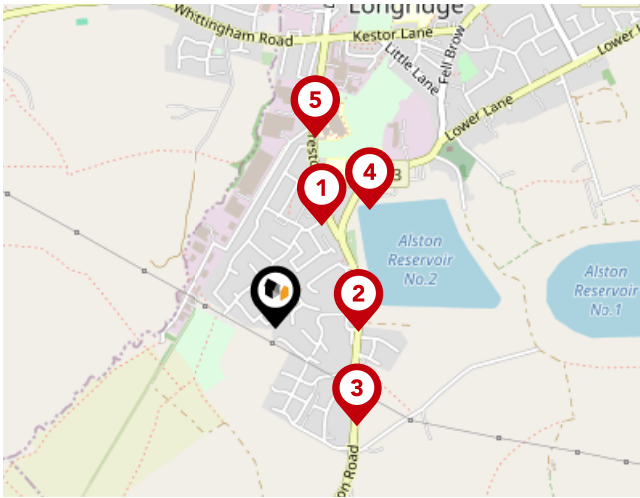


### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	2.95 miles
2	M6 J31	4.02 miles
3	M6 J30	5.85 miles
4	M6 J32	3.77 miles
5	M65 J2	7.13 miles

# Area

## Transport (Local)



### Bus Stops/Stations

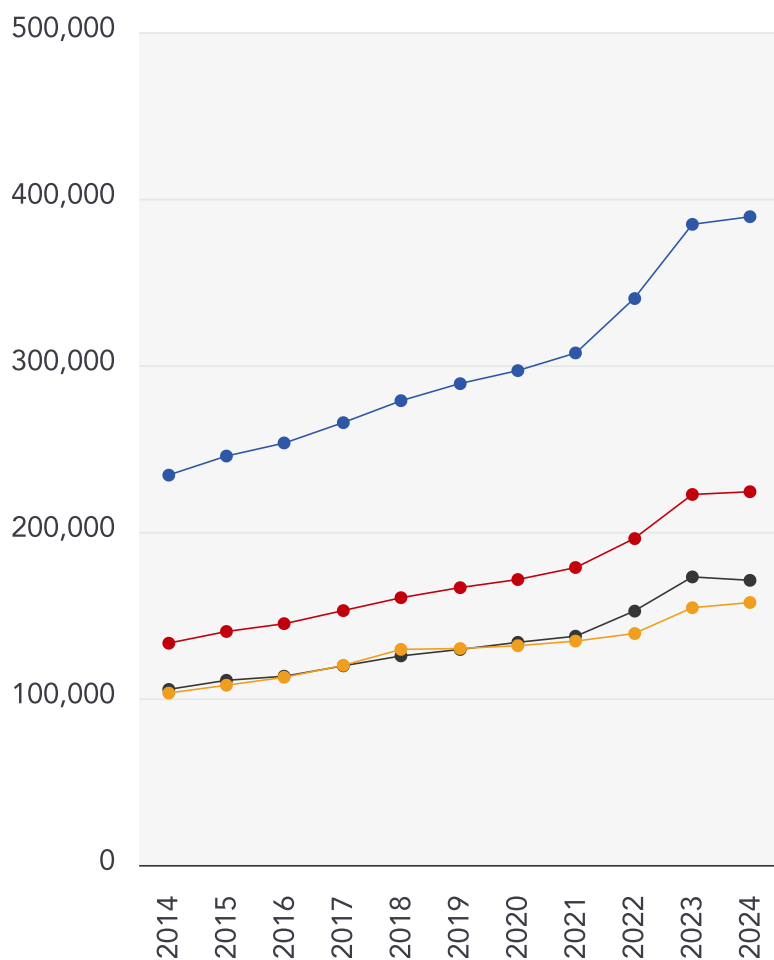
Pin	Name	Distance
1	Southern Close	0.25 miles
2	College Close	0.18 miles
3	Alston Meadow	0.28 miles
4	St Cecillas RCHS	0.33 miles
5	High School	0.42 miles



# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR3



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

Flat

**+52.7%**



### **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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