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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 03<sup>rd</sup> February 2025**



**ELSTON GREEN, GRIMSARGH, PRESTON, PR2**

## Pendle Hill Properties

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,621 ft <sup>2</sup> / 150 m <sup>2</sup>		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,365		
Title Number:	LA449952		

## Local Area

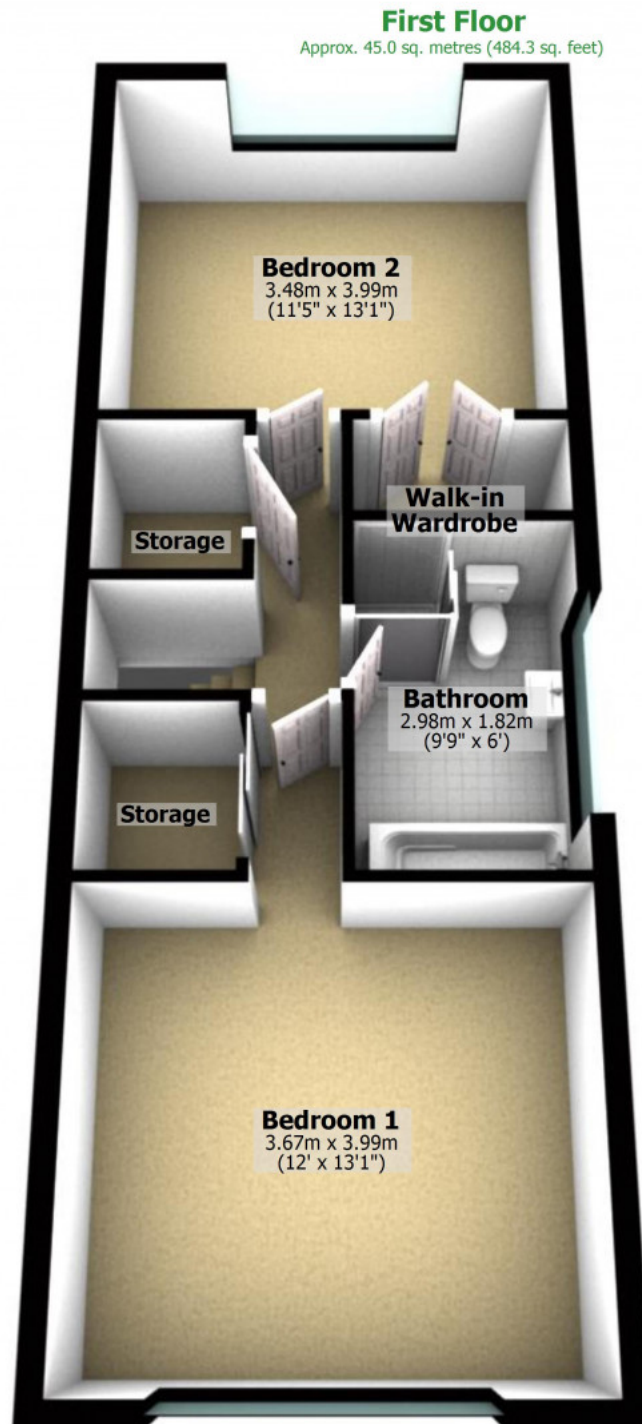
Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	High	3	74	-
• Surface Water	Very Low	mb/s	mb/s	mb/s

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



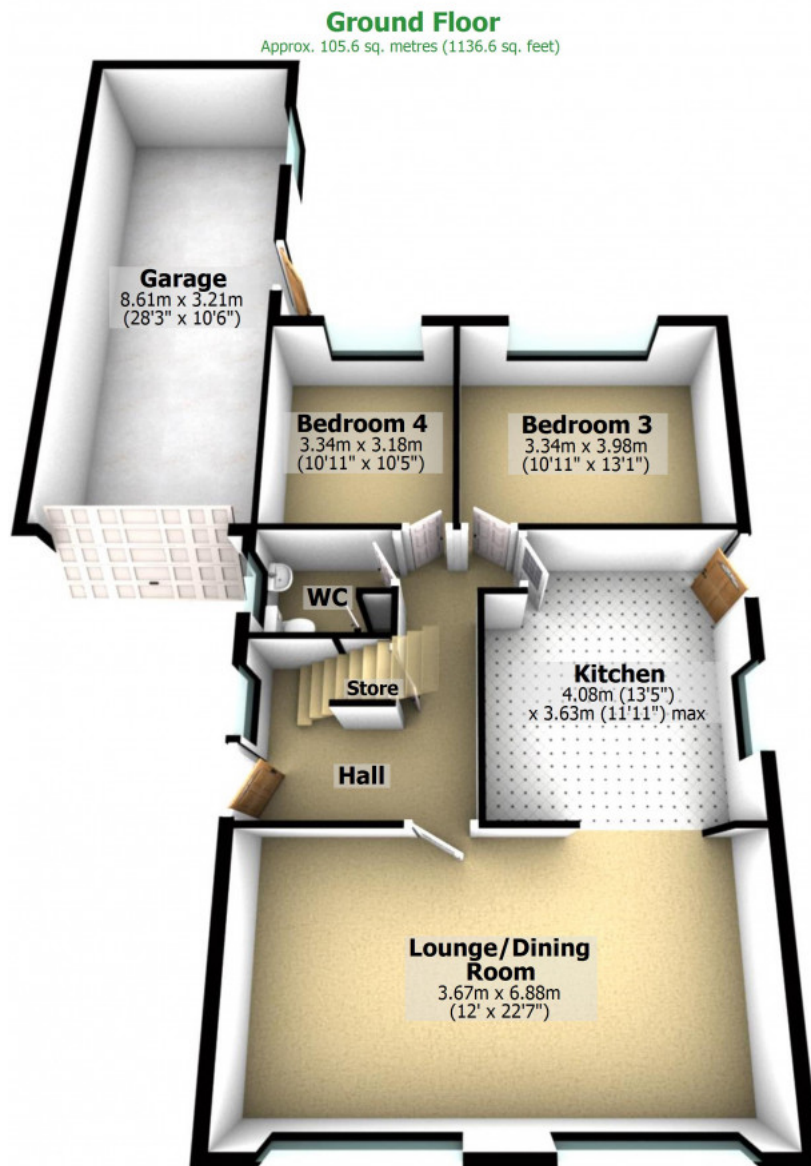


## ELSTON GREEN, GRIMSARGH, PRESTON, PR2



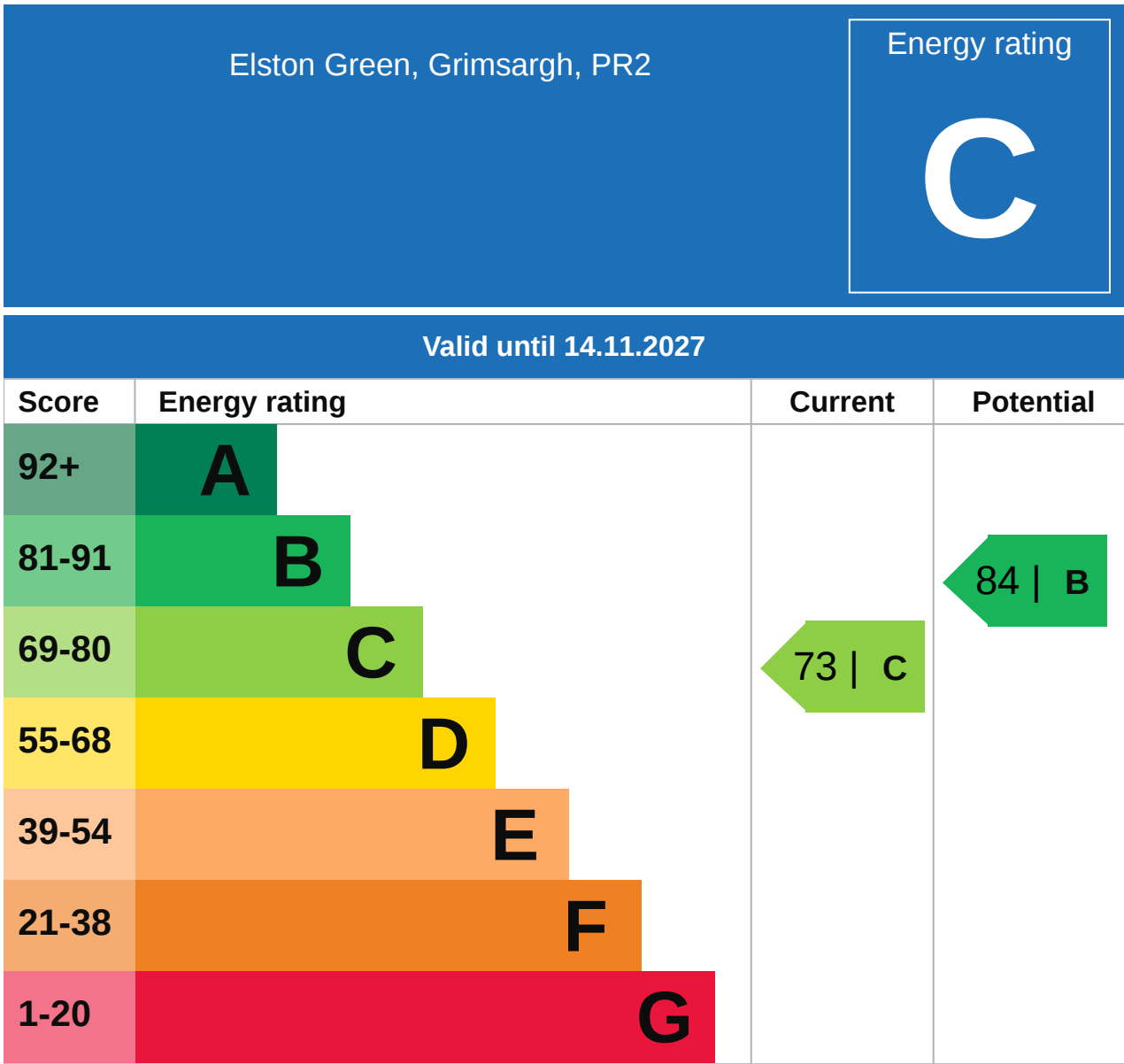


## ELSTON GREEN, GRIMSARGH, PRESTON, PR2



Total area: approx. 150.6 sq. metres (1621.0 sq. feet)

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



## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	121 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Alston Lane Catholic Primary School, Longridge</b> Ofsted Rating: Good   Pupils: 241   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grimsargh St Michael's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Cecilia's RC High School</b> Ofsted Rating: Good   Pupils: 562   Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Preston Grange Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Highfield Priory School</b> Ofsted Rating: Not Rated   Pupils: 176   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

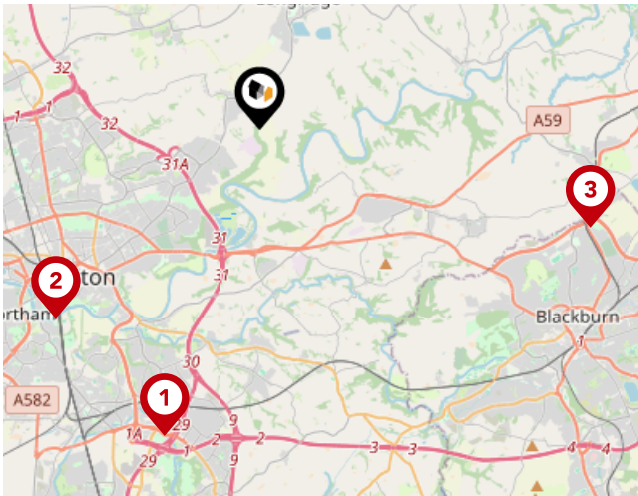




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Barnacre Road Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Maria Goretti Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 217   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Brookfield Community Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Hillside Specialist School and College</b> Ofsted Rating: Good   Pupils: 108   Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Samlesbury Church of England School</b> Ofsted Rating: Good   Pupils: 68   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Moor Nook Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Sir Tom Finney Community High School</b> Ofsted Rating: Good   Pupils: 231   Distance:2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Longsands Community Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

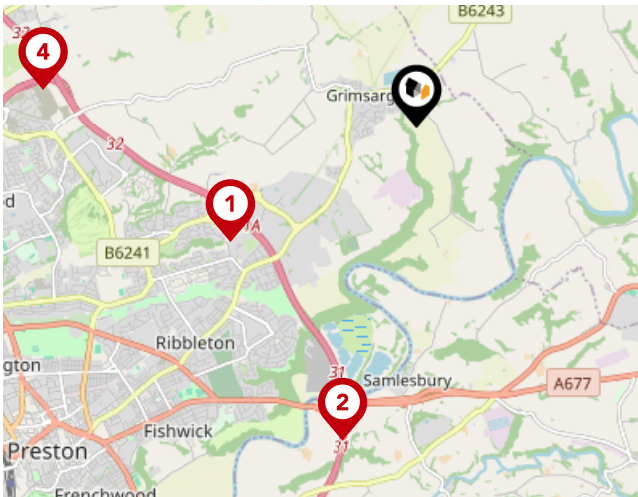
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	5.59 miles
2	Preston Rail Station	4.86 miles
3	Ramsgreave & Wilpshire Rail Station	6.06 miles

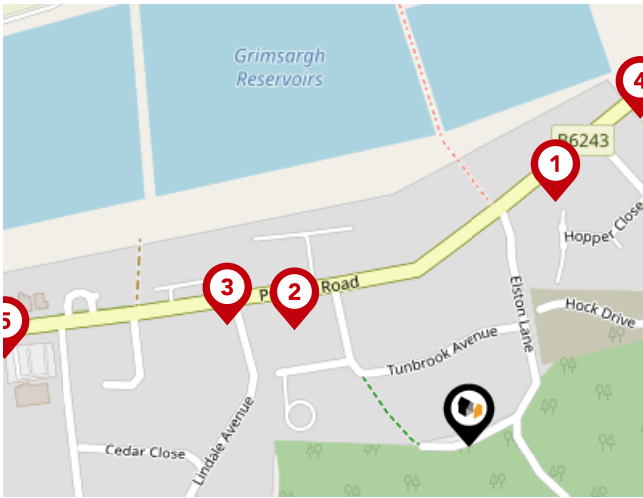


### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.91 miles
2	M6 J31	2.82 miles
3	M6 J30	4.65 miles
4	M6 J32	3.29 miles
5	M65 J2	5.96 miles

# Area

## Transport (Local)



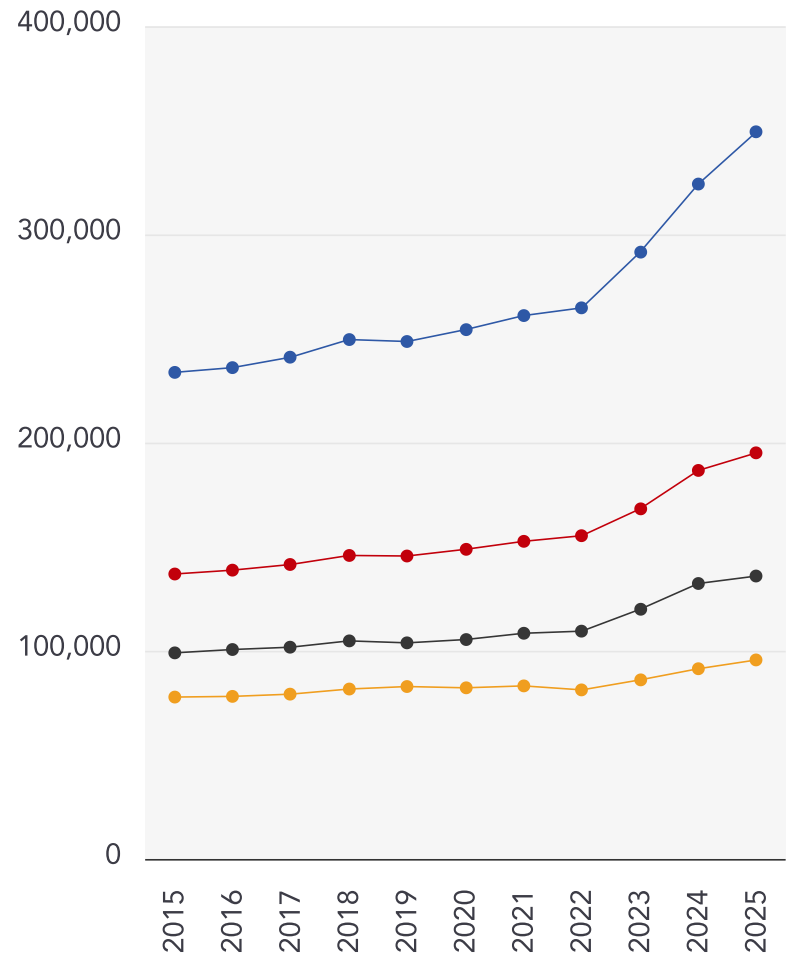
### Bus Stops/Stations

Pin	Name	Distance
1	Elston Lane	0.14 miles
2	Sunnybank	0.11 miles
3	Sunny Bank	0.15 miles
4	Elston Lane	0.2 miles
5	Village Hall	0.26 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

**+49.45%**

Semi-Detached

**+42.52%**

Terraced

**+37.28%**

Flat

**+22.94%**





### **Pendle Hill Properties**

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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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Valuation Office  
Agency

