

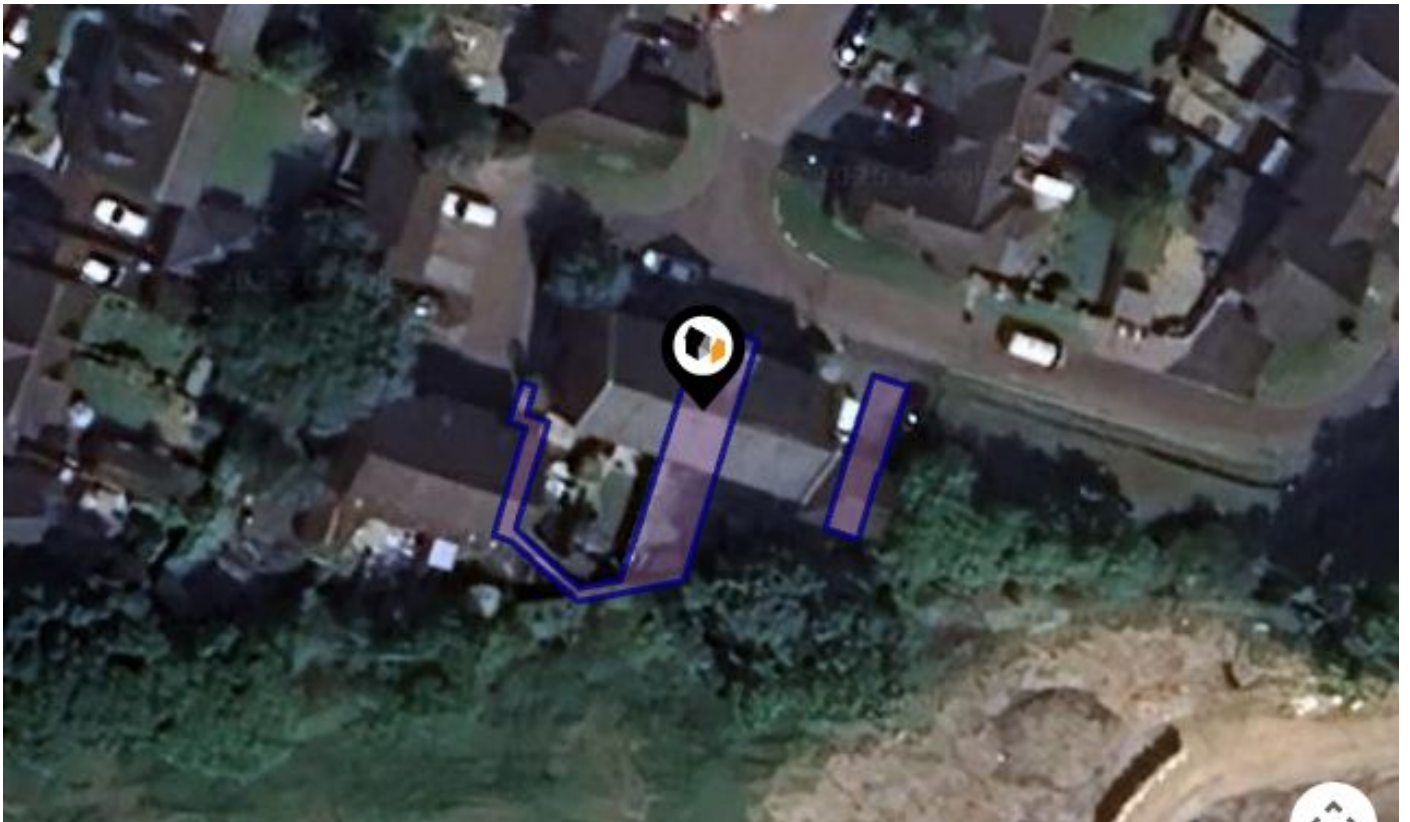


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



SALISBURY AVENUE, GRIMSARGH, PRESTON, PR2

Pendle Hill Properties

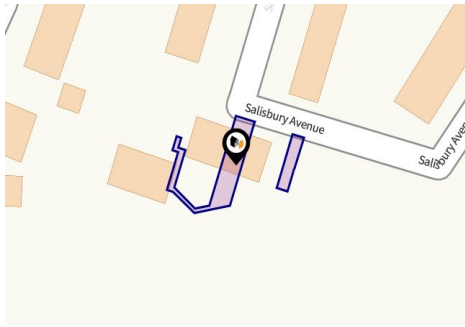
154 Whalley Road Read BB12 7PN

01282 772048

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www.pendlehillproperties.co.uk





Property

| | |
|-------------------------|--|
| Type: | Terraced |
| Bedrooms: | 4 |
| Floor Area: | 1,281 ft ² / 119 m ² |
| Plot Area: | 0.04 acres |
| Year Built : | 2004 |
| Council Tax : | Band D |
| Annual Estimate: | £2,478 |
| Title Number: | LA968303 |

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)

| | | |
|------------------|-------------------|------------------|
| 5 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

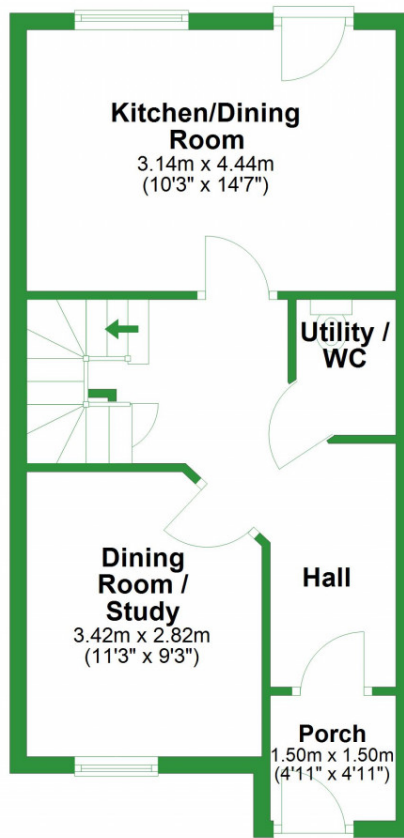




SALISBURY AVENUE, GRIMSARGH, PRESTON, PR2

Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)

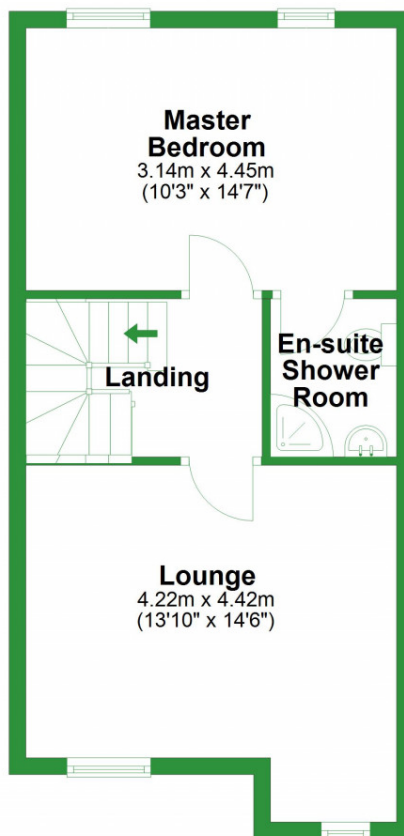


Total area: approx. 119.1 sq. metres (1282.0 sq. feet)

SALISBURY AVENUE, GRIMSARGH, PRESTON, PR2

First Floor

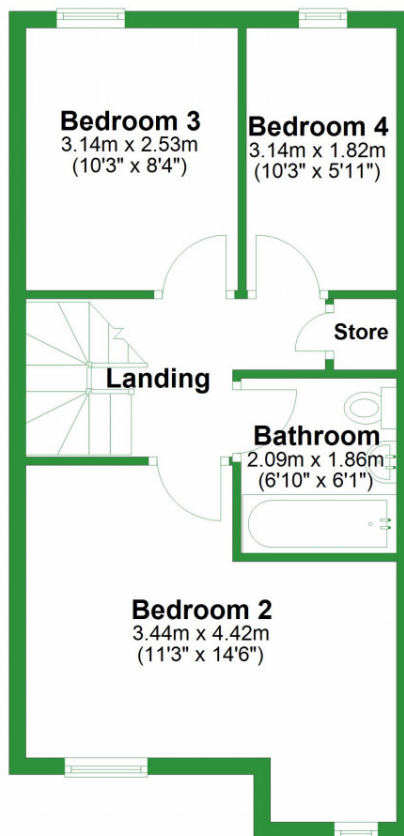
Approx. 39.7 sq. metres (427.3 sq. feet)



SALISBURY AVENUE, GRIMSARGH, PRESTON, PR2

Second Floor

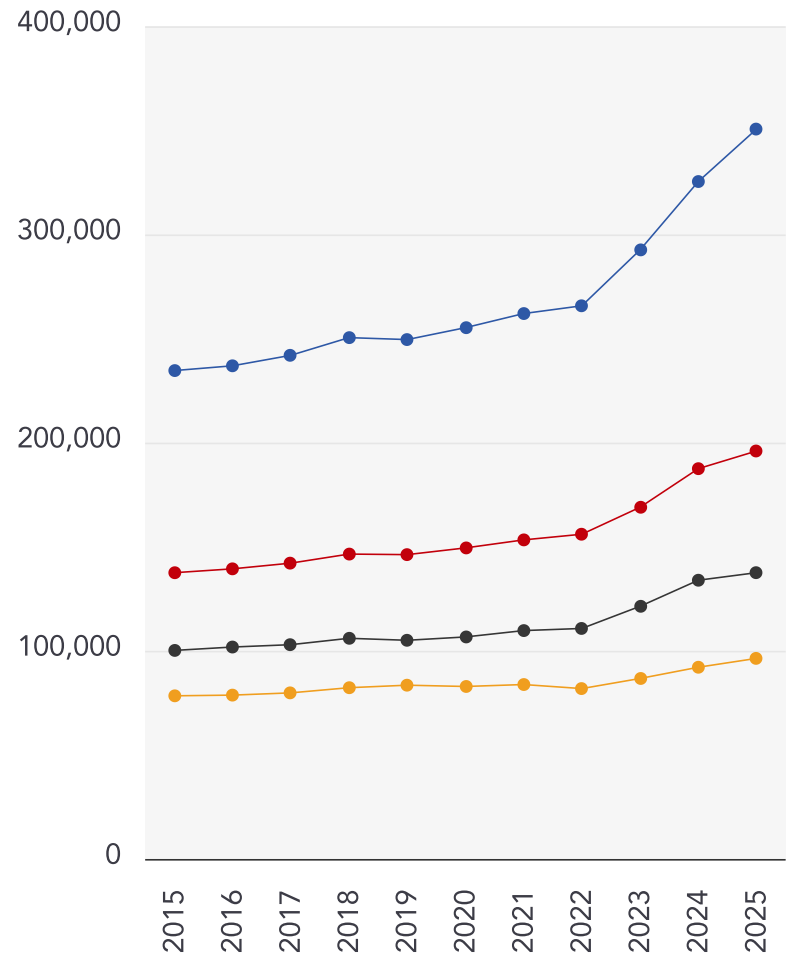
Approx. 39.7 sq. metres (427.3 sq. feet)



Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

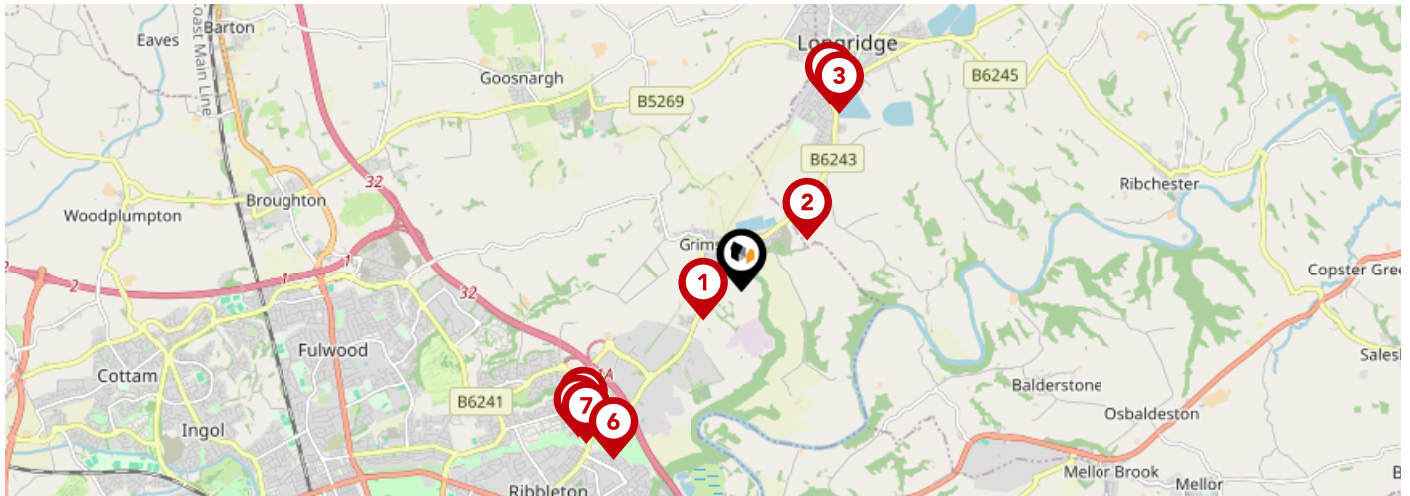
+42.52%

Terraced

+37.28%

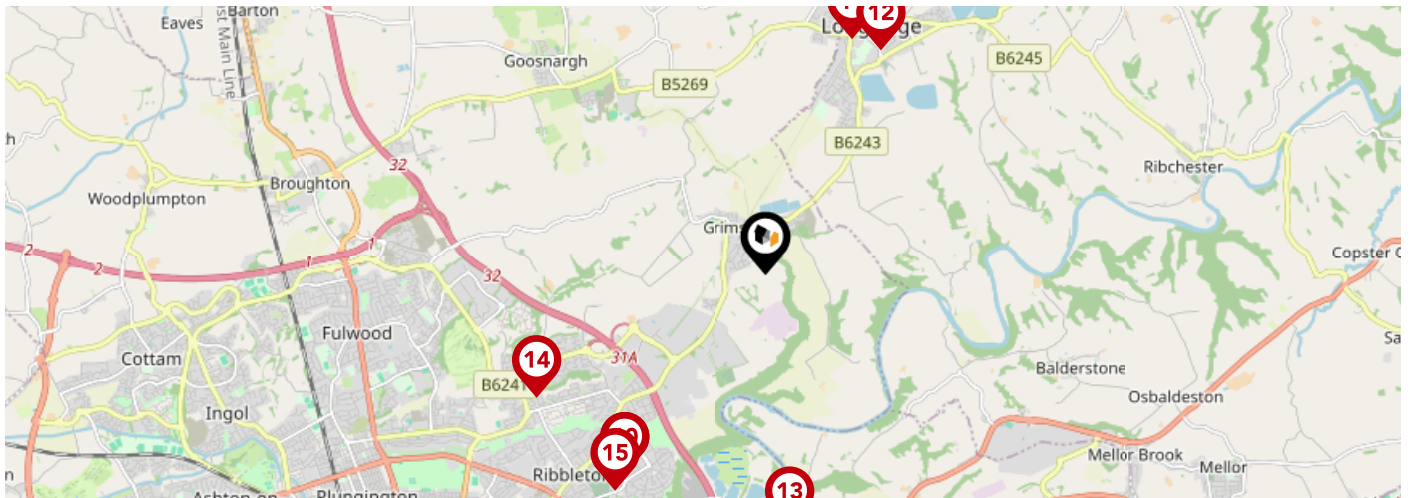
Flat

+22.94%



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:1.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:1.81 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:1.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:1.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:1.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:1.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

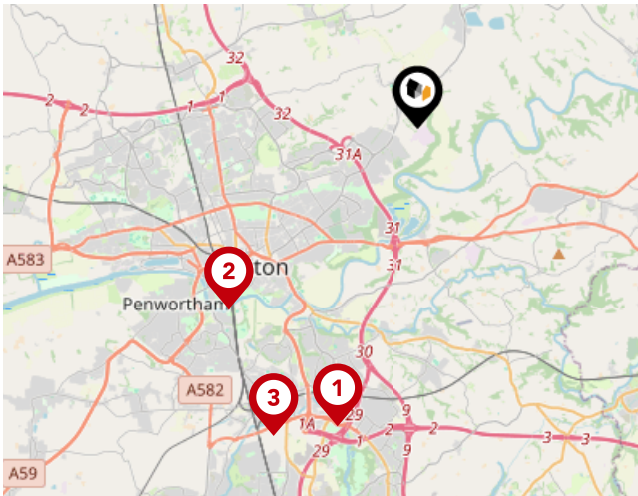
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:2.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:2.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:2.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:2.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Samlesbury Church of England School Ofsted Rating: Good Pupils: 68 Distance:2.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:2.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance:2.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

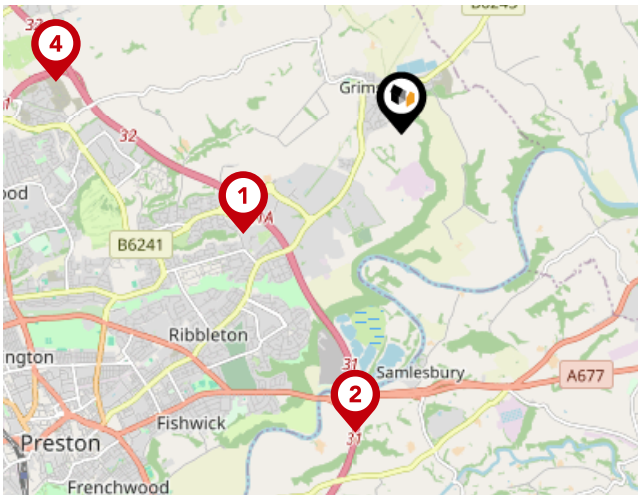
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Bamber Bridge Rail Station | 5.41 miles |
| 2 | Preston Rail Station | 4.6 miles |
| 3 | Lostock Hall Rail Station | 5.96 miles |

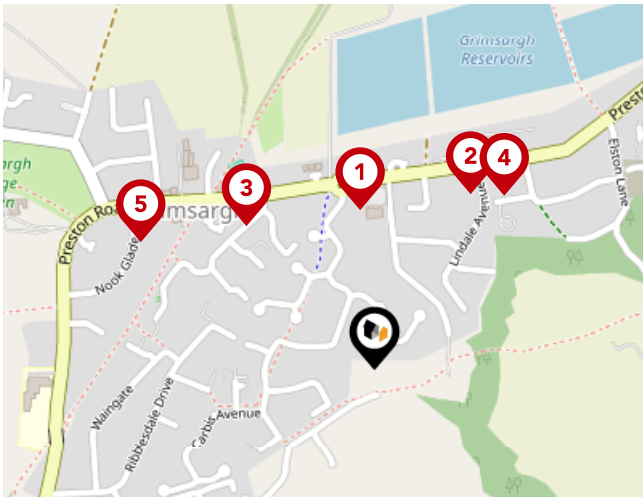


Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M6 J31A | 1.64 miles |
| 2 | M6 J31 | 2.65 miles |
| 3 | M6 J30 | 4.47 miles |
| 4 | M6 J32 | 3.07 miles |
| 5 | M65 J2 | 5.82 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------|------------|
| 1 | Village Hall | 0.18 miles |
| 2 | Sunny Bank | 0.22 miles |
| 3 | Plough Inn | 0.21 miles |
| 4 | Sunnybank | 0.24 miles |
| 5 | Post Office | 0.29 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

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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