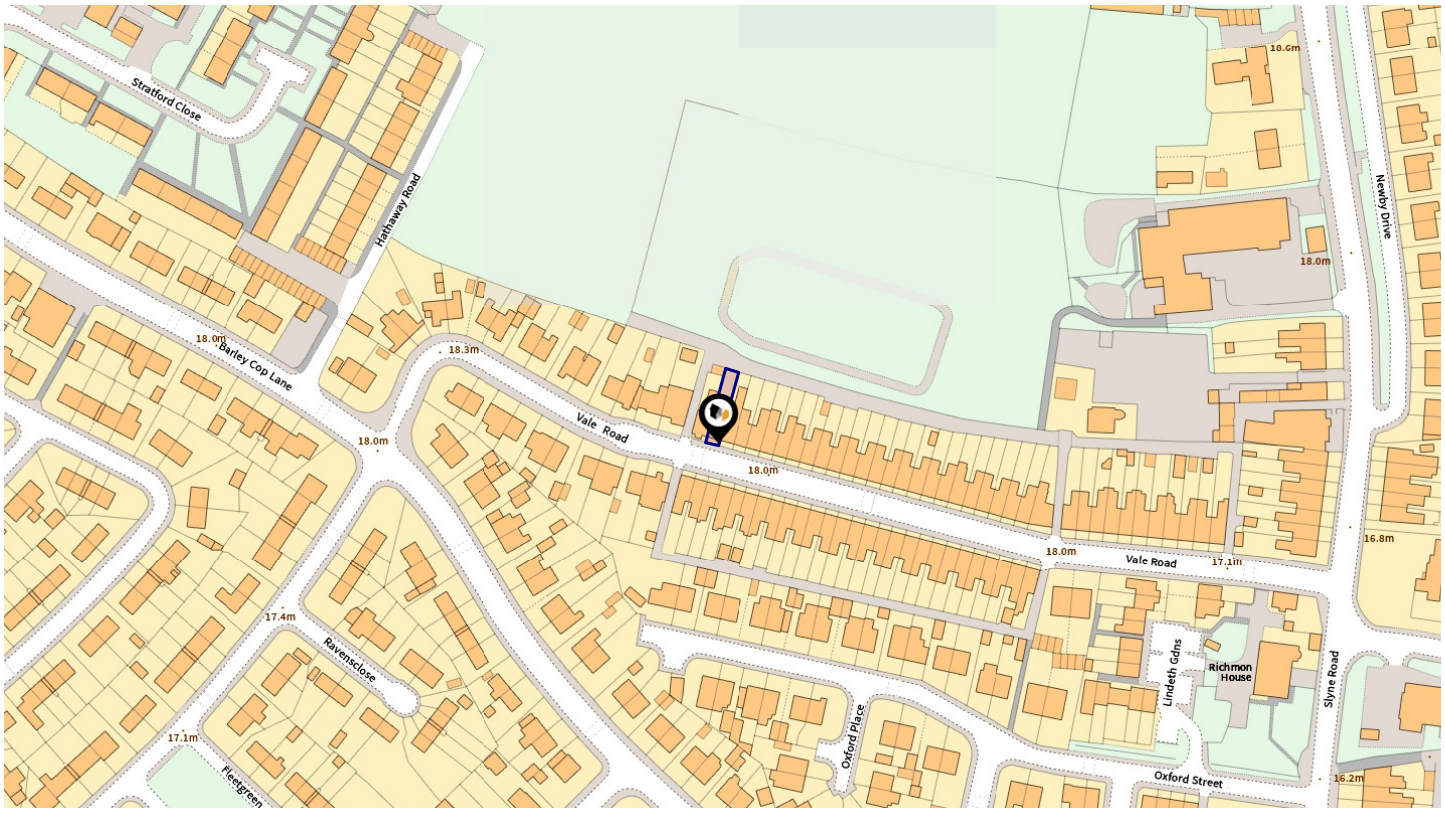
jdg sales & lettings

KEY FACTS FOR BUYERS

Vale Road, Lancaster, LA1

June 2021



A guide to this property and the local area

JDG Lancaster

66 Market Street Lancaster LA1 1HP
01524 843322
david@jdg.co.uk
www.jdg.co.uk

The Property Ombudsman

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9th June 2021

INTRODUCTION

This popular residential street is located just one mile north of the city centre, just off the A6. There are excellent transport links. The location allows for easy access to the M6 via the Bay Gateway.There are plenty of green areas nearby, including St George's field, the nearby canal, river bank and also Ryelands Park. Local residents can also enjoy the convenience of a Spar shop which is just five minutes' walk away.

If you are looking for a stunning 3-bed period terraced home (plus loft conversion) with original features, character and charm, located on a quiet street - you may just have found the perfect home.This beautiful home on Vale Road boasts three bedrooms, a converted loft room, a utility room and even a spacious cellar. It has green views to the rear and is not overlooked, unusual in a Victorian terraced house.To the ground floor you will find a beautifully decorated and open plan living-dining area, elegant modern kitchen with lots of cupboard and shelf space, a utility room and a WC. There is even room to casual dine within this gorgeous kitchen or maybe keep the chef company.The first floor has 2 doubles and a single bedroom and 3-piece family bathroom. The master bedroom has sash windows and ceiling rose.Outside there is an attractive garden, with low-maintenance artificial grass, Indian stone paving and a raised patio area, perfect for enjoying the afternoon sun with a glass of wine.There is on-street parking and easy access to the M6, perfect for commuters.Vale road has charm, character and modern touches throughout. We think you will fall in love with this wonderful home the moment you step through the front door.

- The attic has been converted and features a Velux window, carpeted floors and fitted shelves

- Gas centrally heated- All the windows are double glazed

- Ground floor WC

- The entire property is decorated to a high standard

- High quality kitchen

- Wood burning stove in the second reception room

- Council Tax band A

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PROPERTY OVERVIEW

VALE ROAD, LANCASTER, LA1

Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Terraced
3 Bedrooms

Floor Area:	1,065.63 ft^2 99.00 m^2
Plot Size:	0.03 acres
Council Tax Band:	A
Annual Cost:	£1,327.91 (min)
Land Registry Title Number:	LA629001
Tenure:	Freehold
£/sqft:	£154.78

AREA KEY FACTS

Local Authority:	LANCASTER CITY
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority,Lancaster

Predicted Broadband Speeds

Basic:	6 Mbps
Superfast:	97 Mbps
Ultrafast:	500 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE:	
Three:	
O2:	
Vodafone:	

Satellite / Fibre TV Availability

BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY

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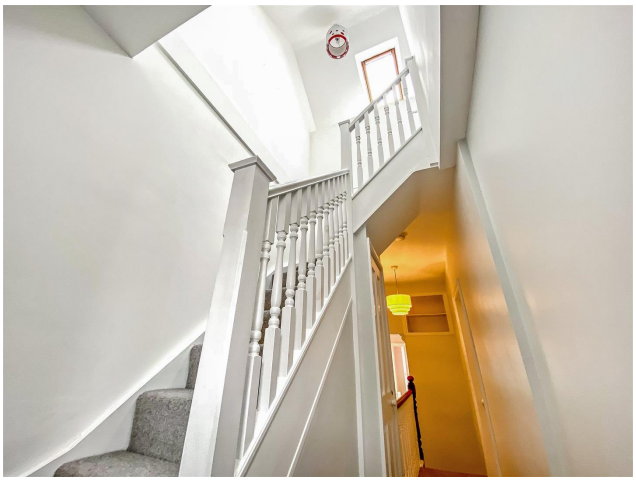

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PROPERTY OVERVIEW

FLOORPLANS

This 2D/3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property, flooring, wall coverings and so on will not match the real property.

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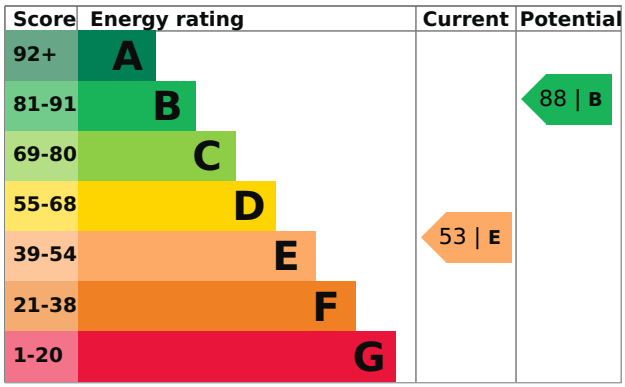
EPC

Vale Road, LANCASTER, LA1

Energy rating

E

Valid until 20.02.2023



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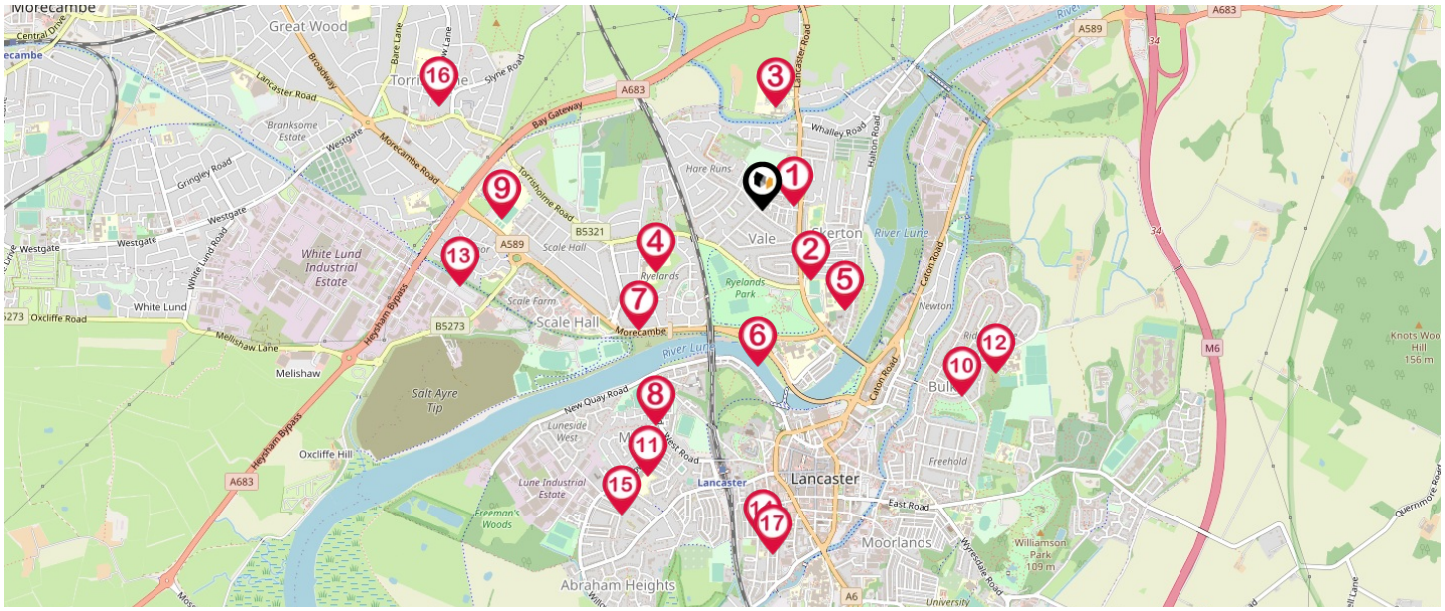
LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Skerton St Luke's Church of England Primary School	Requires improvement	207	0.13 Miles	☐	☑	☐	☐	☐
2	St Joseph's Catholic Primary School, Lancaster	Special Measures	185	0.3 Miles	☐	☑	☐	☐	☐
3	Beaumont College - A Salutem/Ambito College	Good	-	-	☐	☐	☐	☑	☐
4	Lancaster Ryelands Primary School	Good	411	0.41 Miles	☑	☑	☐	☐	☐
5	Chadwick High School	Good	36	0.46 Miles	☐	☐	☑	☐	☐
6	Our Lady's Catholic College	Good	884	0.54 Miles	☐	☐	☑	☑	☐
7	The Loyne Specialist School	Outstanding	117	0.58 Miles	☑	☑	☑	☑	☐
8	Lancaster Steiner School	Requires improvement	30	0.83 Miles	☑	☑	☐	☐	☐
9	Lancaster and Morecambe College	Good	-	-	☐	☐	☐	☑	☐
10	Castle View Primary	-	-	-	☐	☑	☐	☐	☐
11	Willow Lane Community Primary School	Good	195	1 Miles	☐	☑	☐	☐	☐
12	Central Lancaster High School	-	555	1 Miles	☐	☐	☑	☐	☐
13	Morecambe and Heysham Grosvenor Park Primary School	Good	317	1.07 Miles	☐	☑	☐	☐	☐
14	Lancaster Dallas Road Community Primary School	Good	417	1.14 Miles	☐	☑	☐	☐	☐
15	Appletree Nursery School	Outstanding	61	1.16 Miles	☑	☐	☐	☐	☐
16	Morecambe and Heysham Torrisholme Community Primary…	Outstanding	411	1.17 Miles	☐	☑	☐	☐	☐
17	Lancaster Girls' Grammar School	-	958	1.19 Miles	☐	☐	☑	☑	☐

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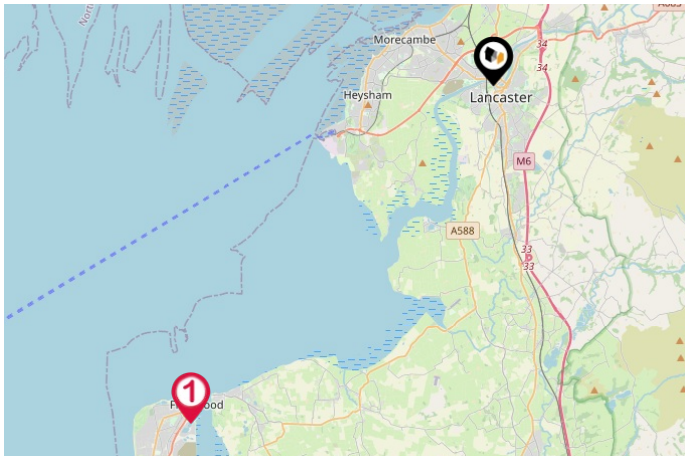
LOCAL AREA

NEAREST TRANSPORT LINKS

BUS STOPS/STATIONS

1 - Noel Road | 0.07 miles
2 - Fairhope Avenue | 0.1 miles
3 - Baker Street | 0.12 miles
4 - Baker Street | 0.12 miles
5 - Hathaway Road | 0.1 miles



LOCAL CONNECTIONS

1 - Fleetwood Ferry (Blackpool Tramway) | 12.51 miles

FERRY TERMINALS

1 - Heysham Ferry Terminal | 4.83 miles

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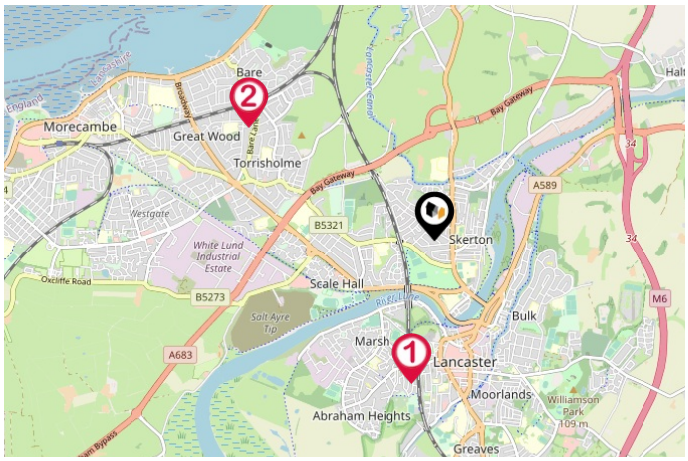
NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

1 - Lancaster Rail Station | 1 miles

2 - Bare Lane Rail Station | 1.49 miles

TRUNK ROADS/MOTORWAYS

1 - M6 J34 | 1.47 miles

2 - M6 J33 | 5.54 miles

3 - M6 J35 | 4.99 miles

4 - A601(M) J35A | 5.79 miles

5 - M6 J36 | 12.5 miles

6 - M55 J3 | 18.05 miles

7 - M6 J32 | 18.09 miles

8 - M55 J1 | 18.48 miles

9 - M6 J31A | 19.8 miles

10 - M6 J37 | 19.93 miles

AIRPORTS/HELIPADS

1 - Blackpool International Airport | 21.96 miles

2 - Liverpool John Lennon Airport | 50.21 miles

3 - Manchester Airport | 53.21 miles

4 - Leeds Bradford International Airport | 48.46 miles

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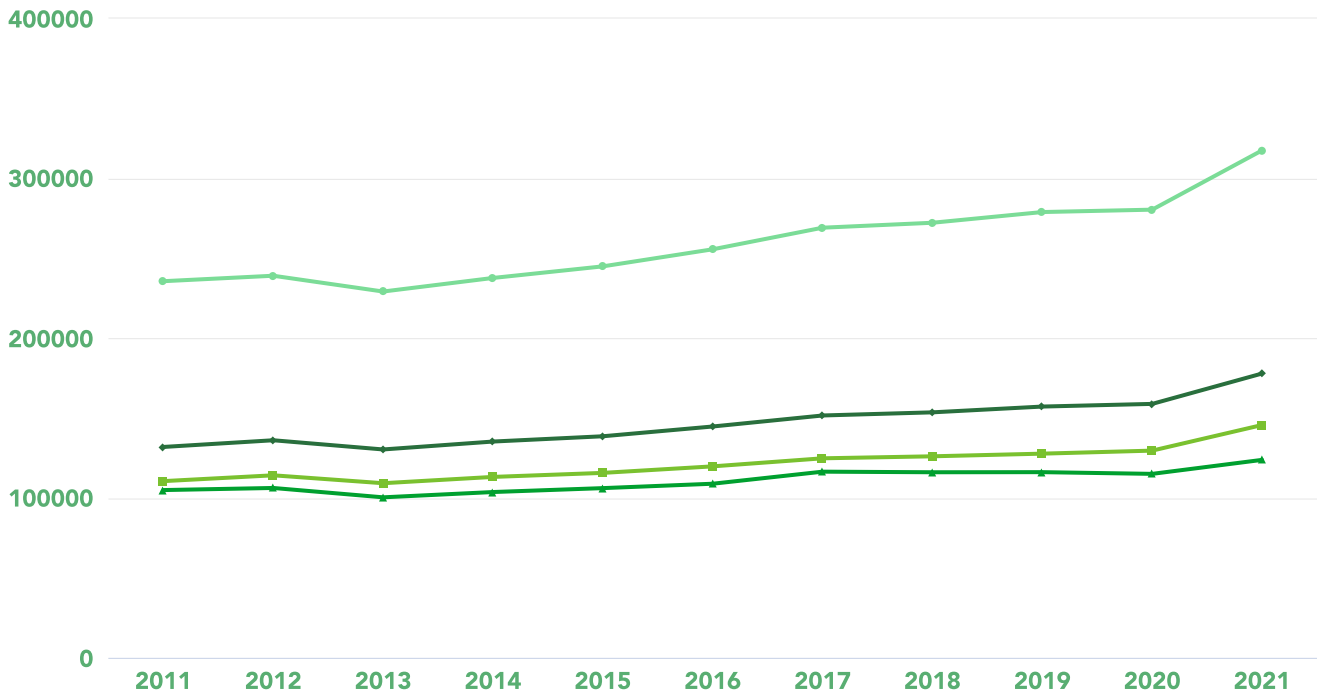
LOCAL MARKET

HOUSE PRICE STATISTICS FOR LA1

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 17.99%

TERRACED
+ 31.75%

SEMI-DETACHED
+ 34.81%

DETACHED
+ 34.72%

£215,000

Asking Price

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DATA QUALITY

JDG Lancaster is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:

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The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

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