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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th February 2025



DAVID LLOYD WAY, ACCRINGTON, BB5

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	913 ft ² / 84 m ²
Plot Area:	0.04 acres
Year Built :	2021
Council Tax :	Band C
Annual Estimate:	£2,018
Title Number:	LAN255828



Tenure:	Freehold
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Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

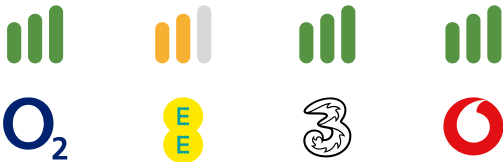
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10 mb/s	40 mb/s	1000 mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

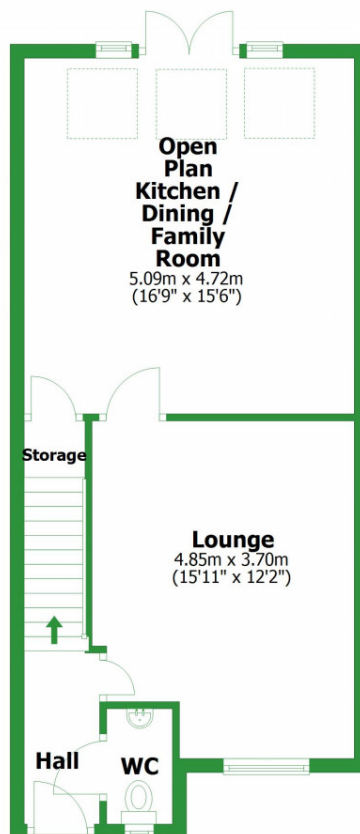




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Ground Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



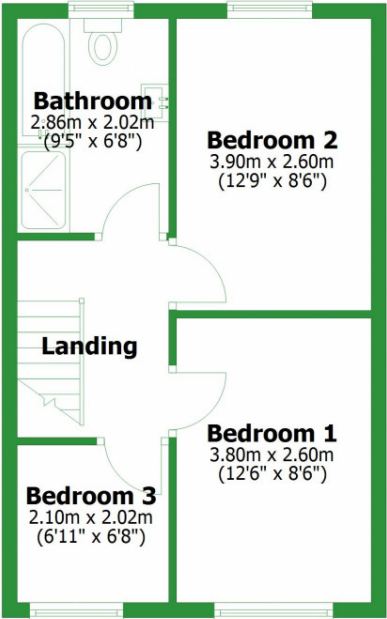
Total area: approx. 84.9 sq. metres (913.7 sq. feet)

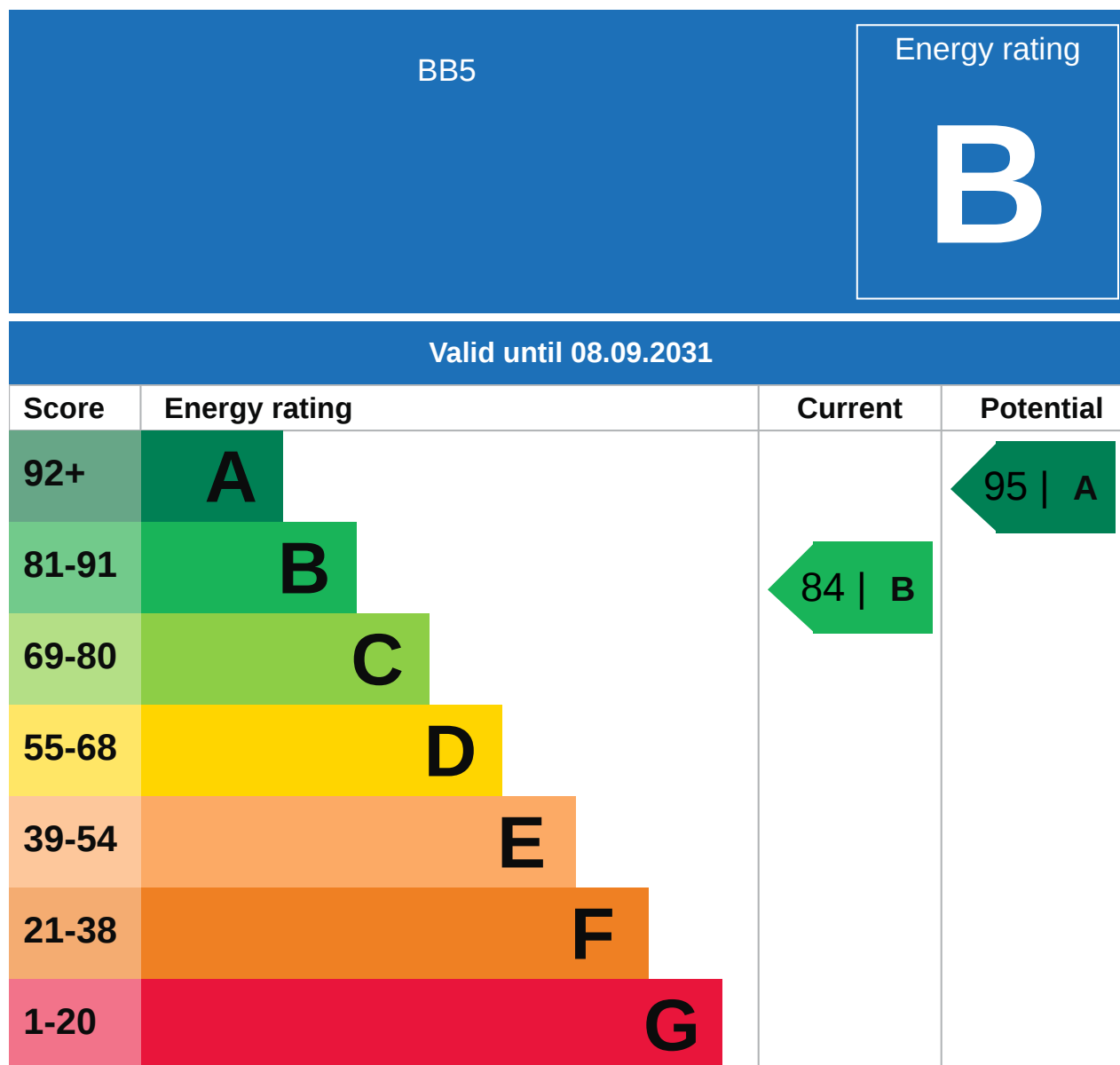
For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

DAVID LLOYD WAY, ACCRINGTON, BB5

First Floor

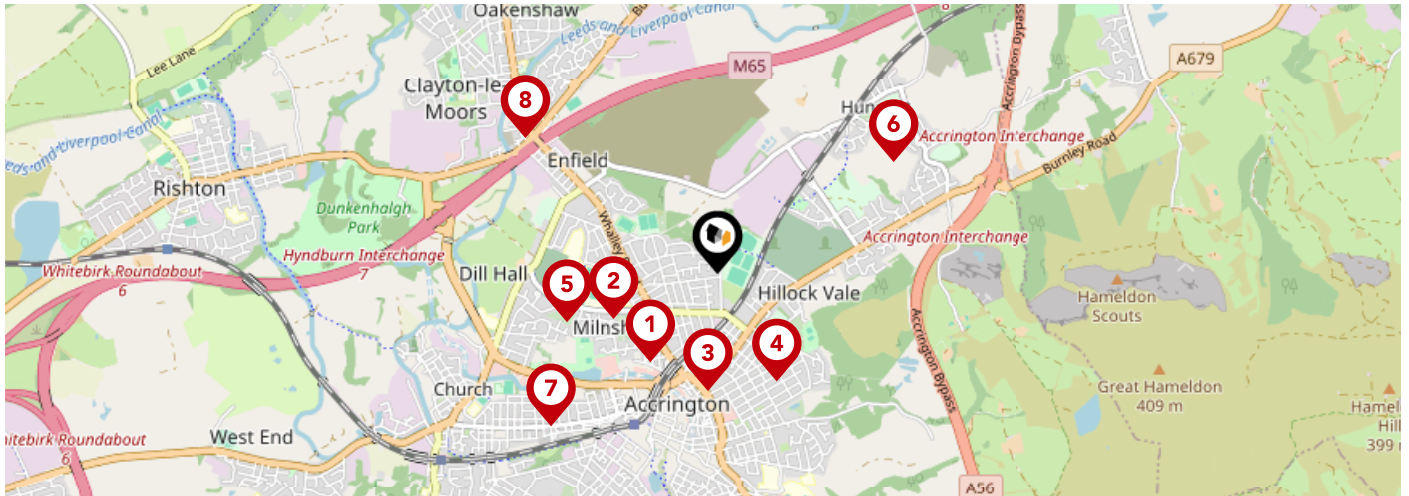
Approx. 36.8 sq. metres (396.1 sq. feet)



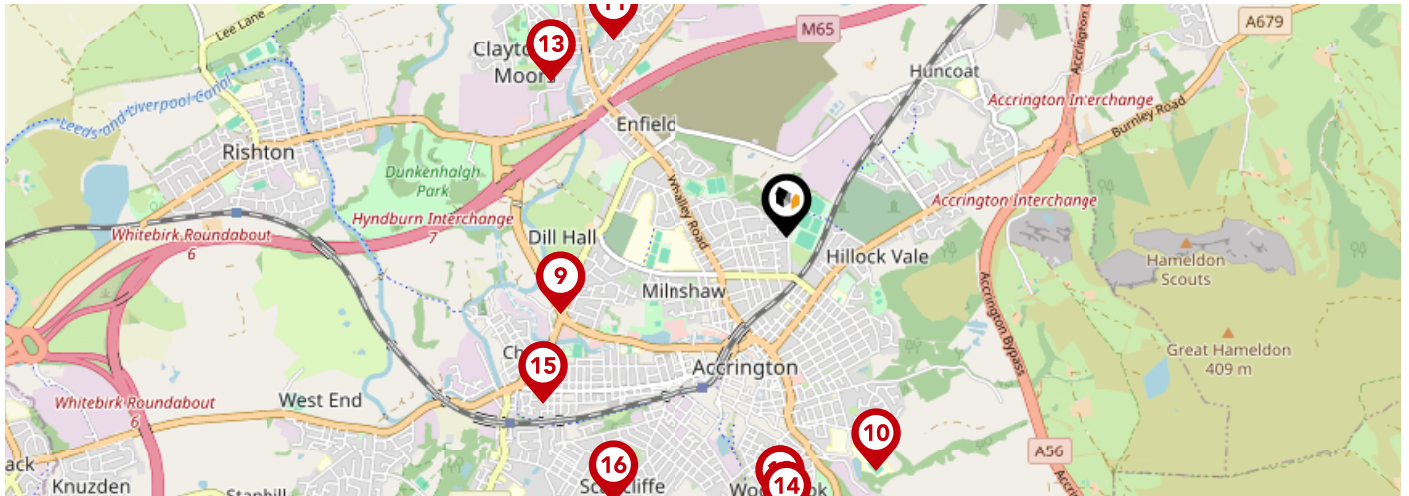


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	87 m ²



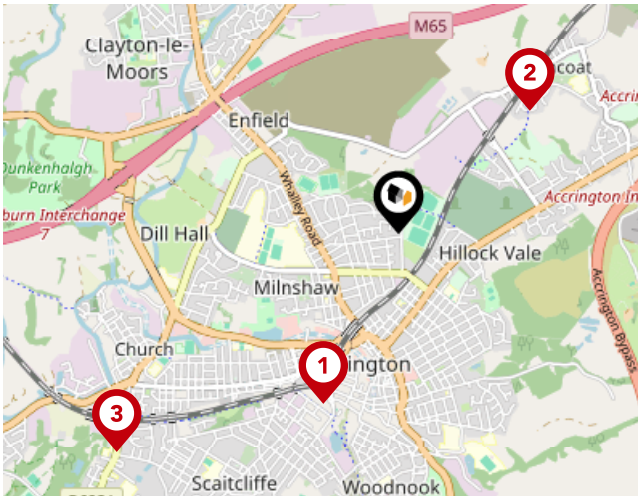
		Nursery	Primary	Secondary	College	Private
1	Accrington St Mary Magdalen's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Accrington Academy Ofsted Rating: Requires improvement Pupils: 1051 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Accrington St John with St Augustine Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Accrington Peel Park Primary School Ofsted Rating: Outstanding Pupils: 620 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Accrington St Christopher's Church of England High School Ofsted Rating: Good Pupils: 1313 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Accrington Huncoat Primary School Ofsted Rating: Good Pupils: 205 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Accrington Hyndburn Park Primary School Ofsted Rating: Good Pupils: 449 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Clayton-le-Moors Mount Pleasant Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Nicholas Church of England Primary School Ofsted Rating: Good Pupils: 198 Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Anne's and St Joseph's RC Primary School, A Voluntary Academy Ofsted Rating: Not Rated Pupils: 153 Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Mary's Roman Catholic Primary School, Clayton-le-Moors Ofsted Rating: Good Pupils: 127 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Accrington Woodnook Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Clayton-le-Moors All Saints' Church of England Primary School Ofsted Rating: Good Pupils: 268 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lee Royd Nursery School Ofsted Rating: Good Pupils: 96 Distance: 1.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sacred Heart Roman Catholic Primary School, Church Ofsted Rating: Requires improvement Pupils: 205 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Accrington Spring Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 382 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

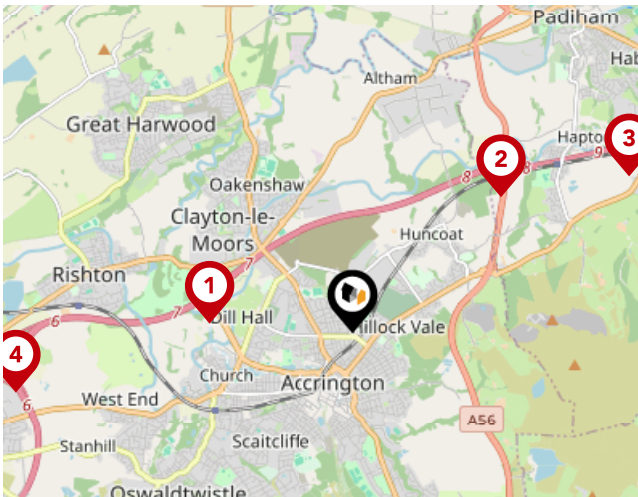
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Accrington Rail Station	0.81 miles
2	Huncoat Rail Station	0.79 miles
3	Church & Oswaldtwistle Rail Station	1.56 miles

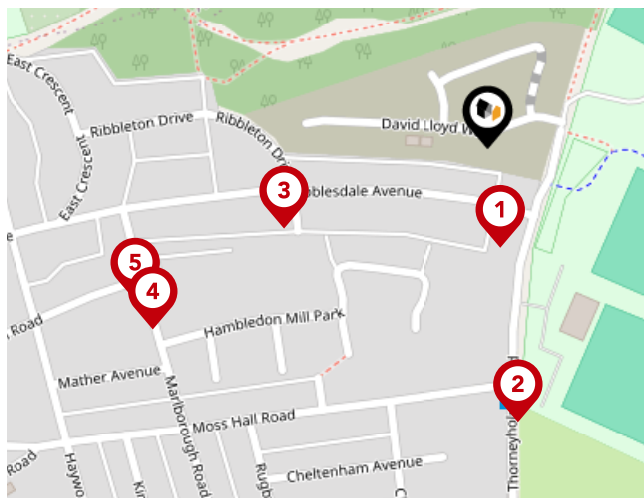


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	1.26 miles
2	M65 J8	1.76 miles
3	M65 J9	2.78 miles
4	M65 J6	3 miles
5	M65 J5	4.49 miles

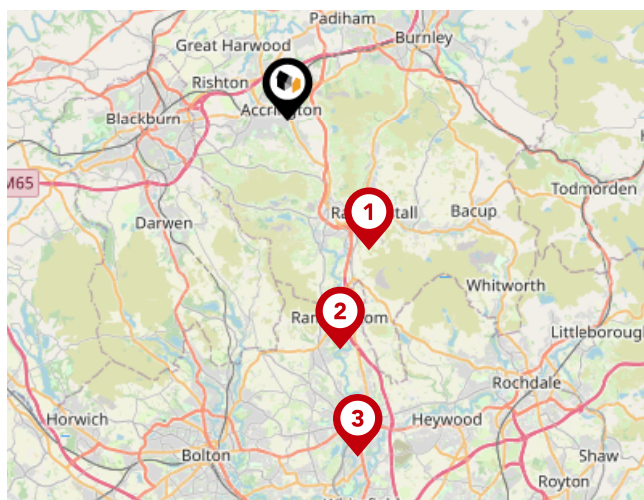
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Thorneyholme Road	0.05 miles
2	Moss Hall Road	0.15 miles
3	Ribblesdale Drive	0.12 miles
4	Hawksworth Road	0.21 miles
5	Hawksworth Road	0.21 miles



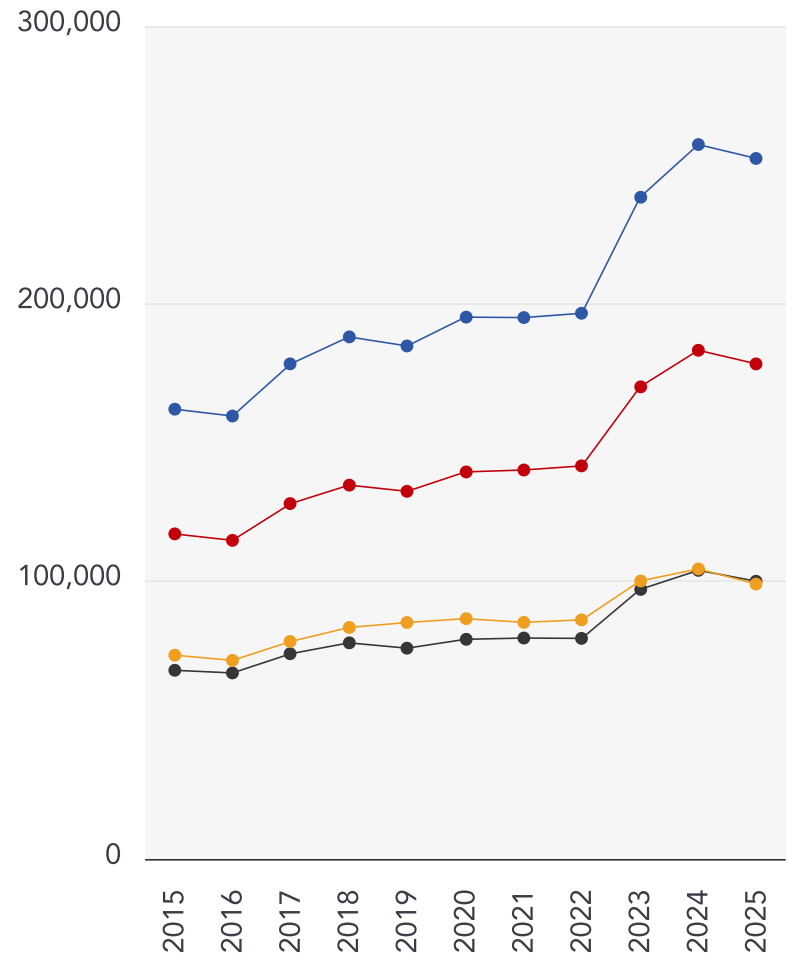
Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	5.38 miles
2	Ramsbottom (East Lancashire Railway)	8.27 miles
3	Bury Bolton Street (East Lancashire Railway)	12.07 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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