

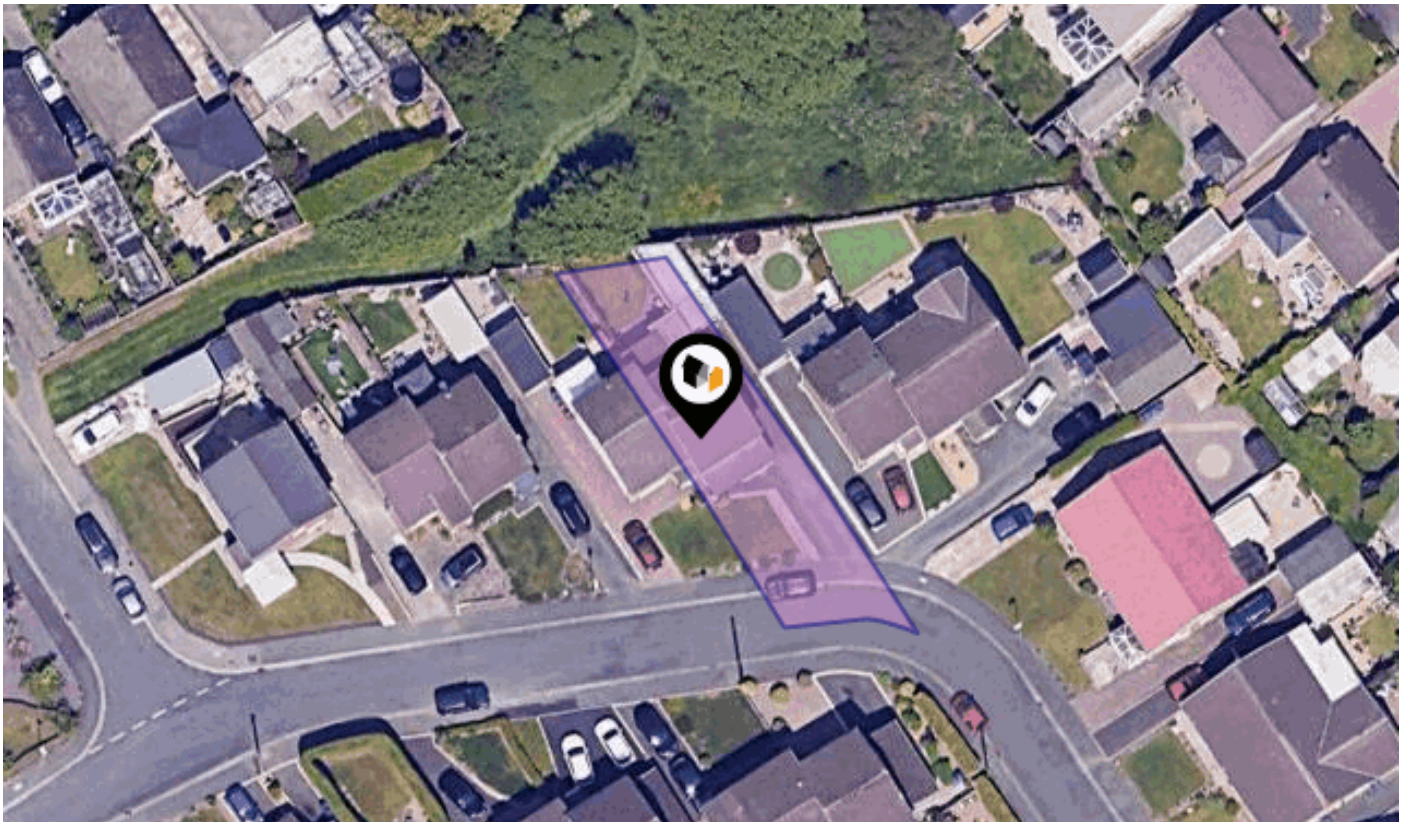


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th May 2025



RICHMOND AVENUE, BURNLEY, BB10

Pendle Hill Properties

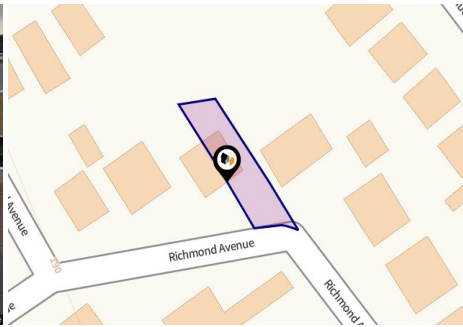
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,377 ft ² / 128 m ²		
Plot Area:	0.07 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,183		
Title Number:	LA395684		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	36 mb/s	1000 mb/s
• Surface Water	Very low			

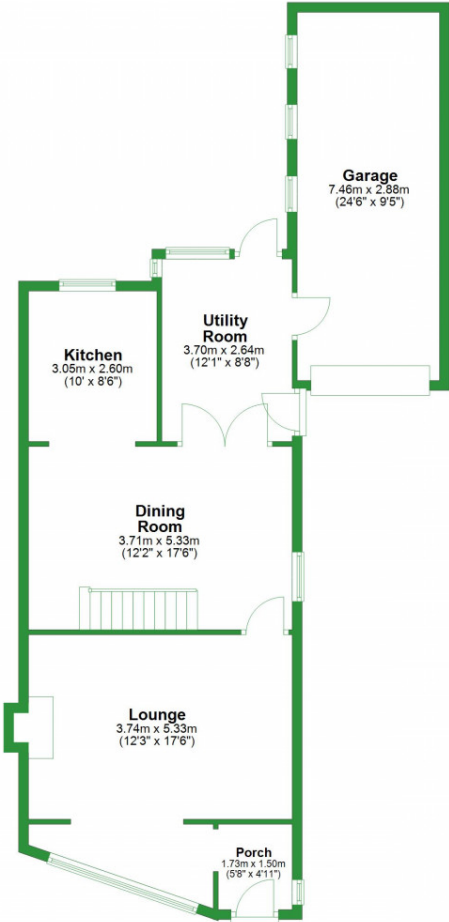
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						



RICHMOND AVENUE, BURNLEY, BB10

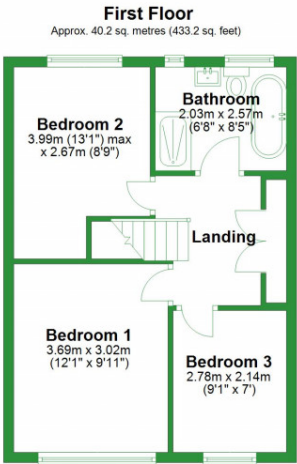
Ground Floor

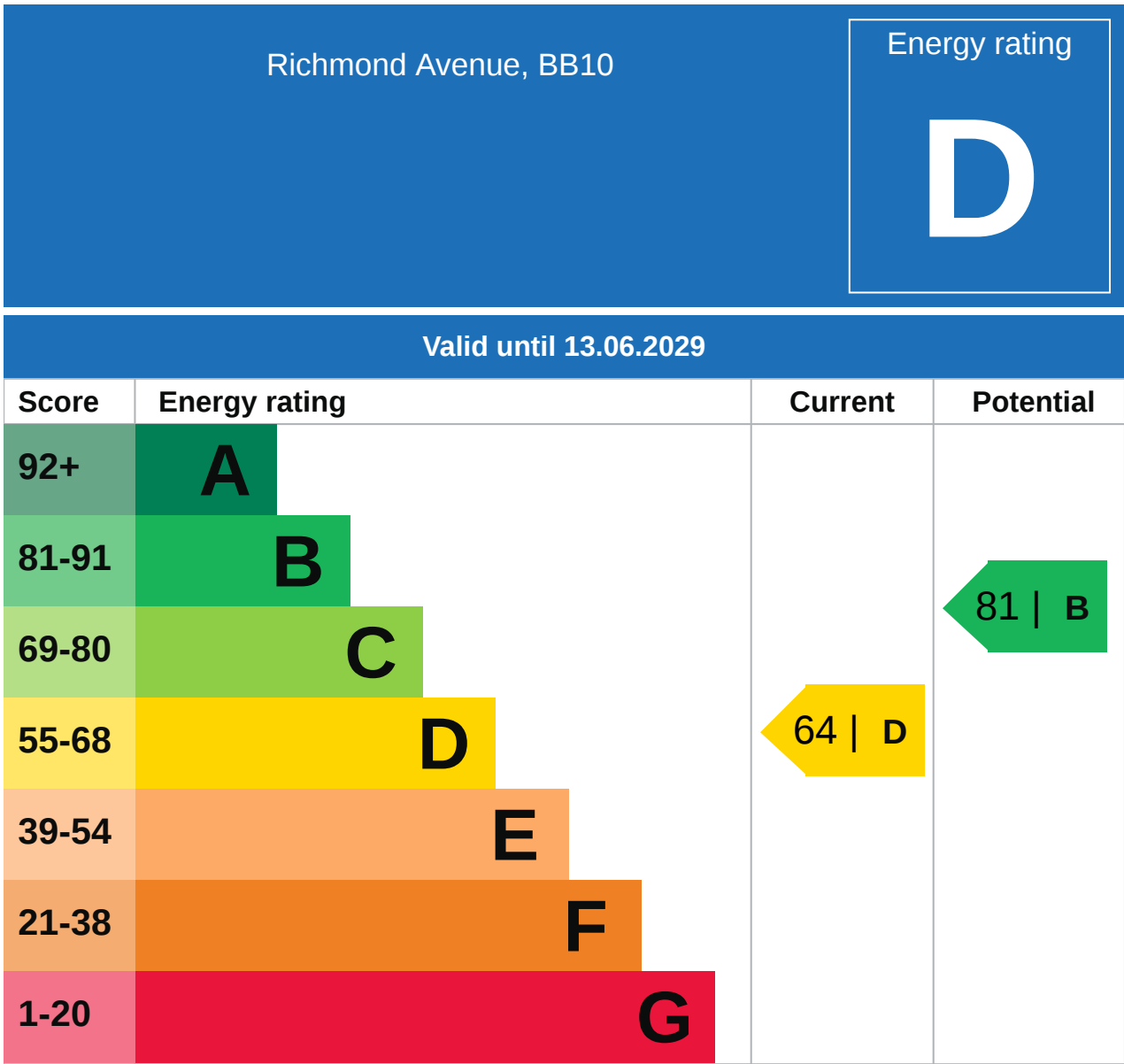
Approx. 87.7 sq. metres (944.4 sq. feet)



Total area: approx. 128.0 sq. metres (1377.6 sq. feet)

RICHMOND AVENUE, BURNLEY, BB10





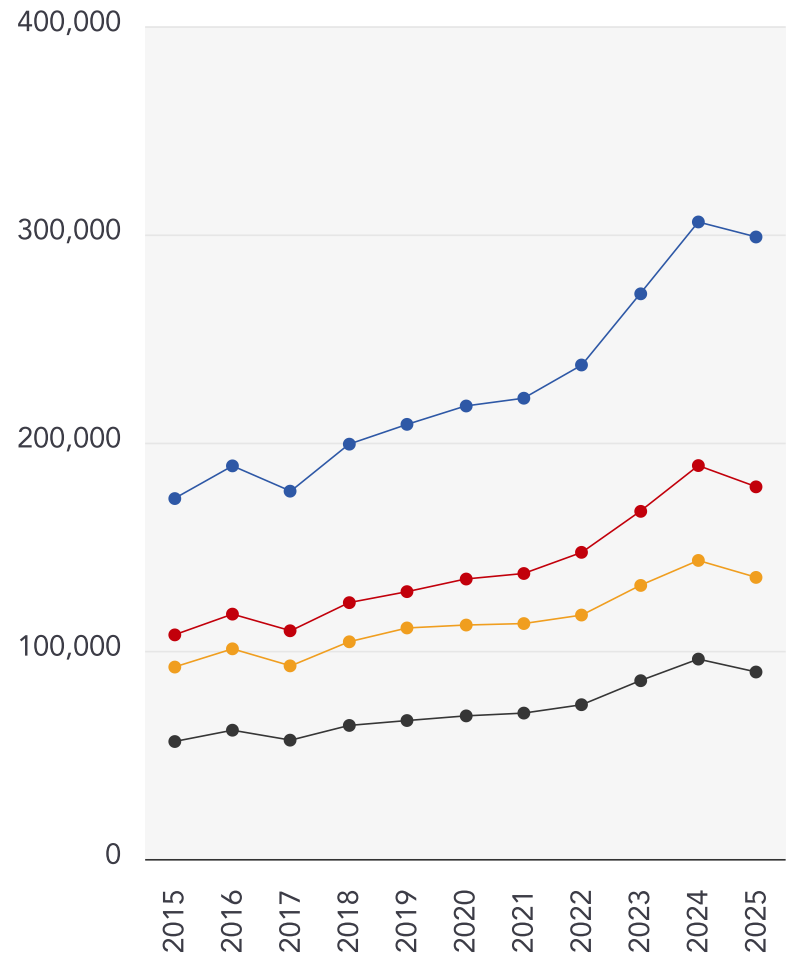
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	109 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB10



Detached

+72.58%

Semi-Detached

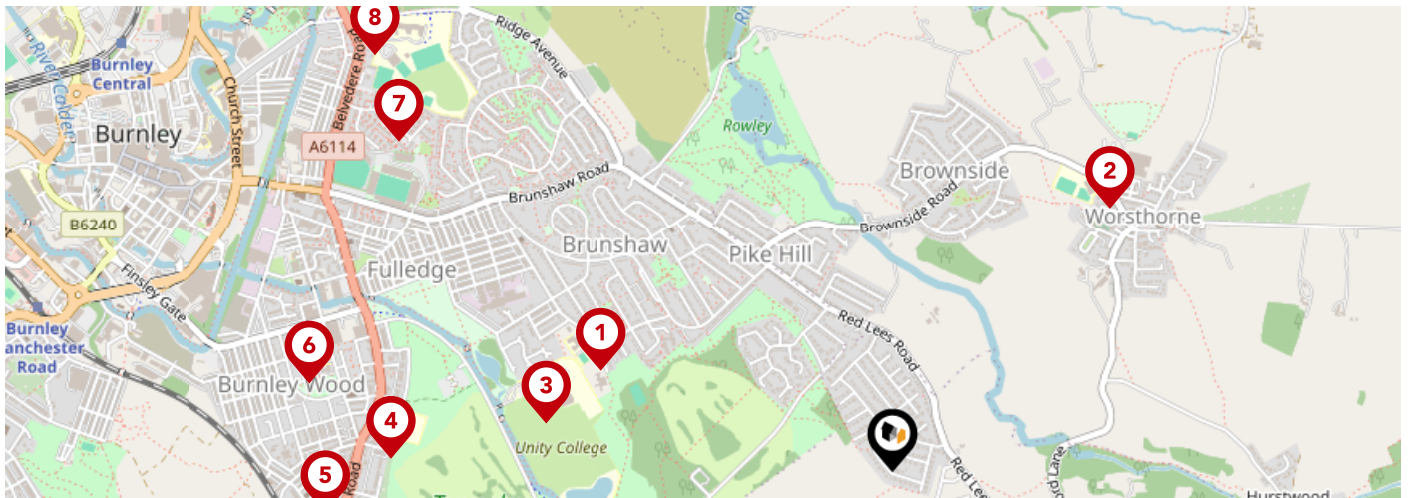
+66.06%

Flat

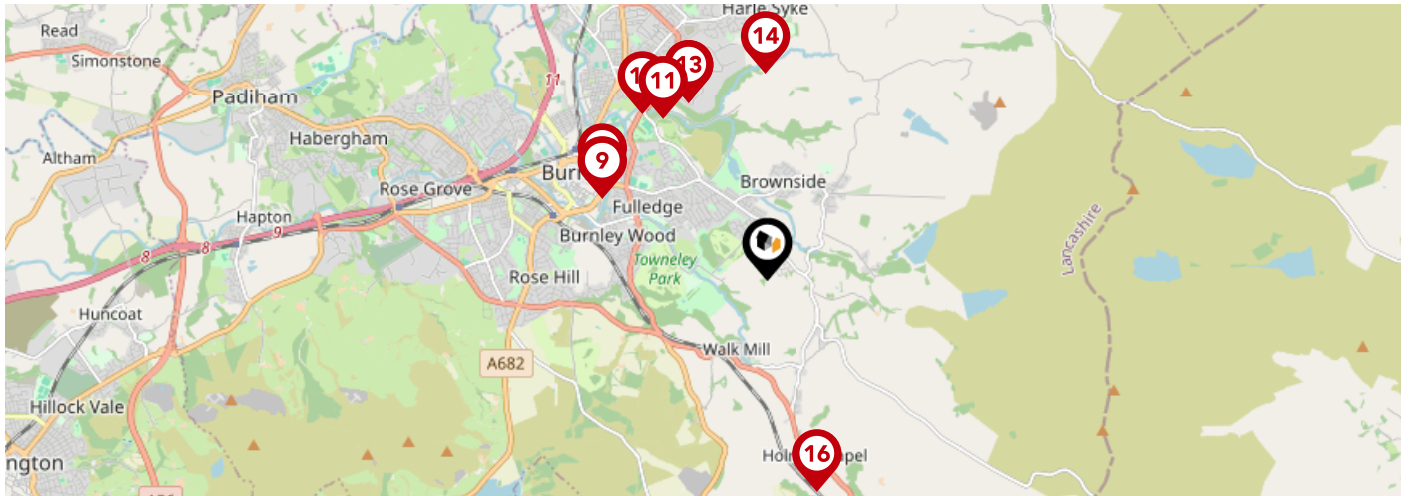
+46.72%

Terraced

+59.19%



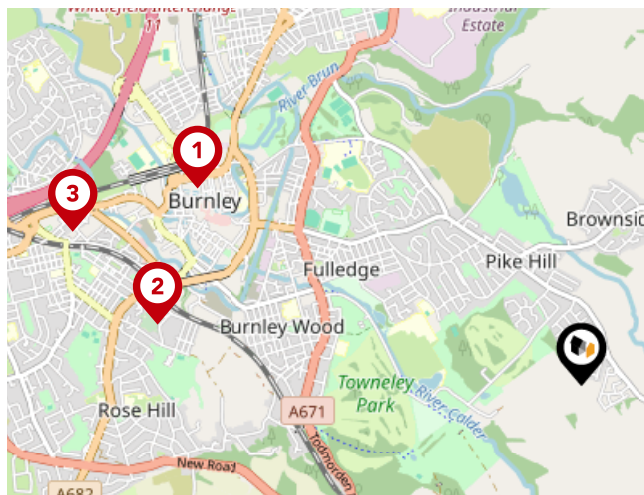
		Nursery	Primary	Secondary	College	Private
1	Burnley Brunshaw Primary School Ofsted Rating: Good Pupils: 390 Distance:0.67	☐	☒	☐	☐	☐
2	Worsthorne Primary School Ofsted Rating: Good Pupils: 207 Distance:0.75	☐	☒	☐	☐	☐
3	Unity College Ofsted Rating: Requires improvement Pupils: 1434 Distance:0.76	☐	☐	☒	☐	☐
4	Burnley St Stephen's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 209 Distance:1.1	☐	☒	☐	☐	☐
5	Rockwood Nursery School Ofsted Rating: Outstanding Pupils: 119 Distance:1.24	☒	☐	☐	☐	☐
6	Burnley Springfield Community Primary School Ofsted Rating: Good Pupils: 212 Distance:1.29	☐	☒	☐	☐	☐
7	St Mary's RC Primary School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 211 Distance:1.3	☐	☒	☐	☐	☐
8	Blessed Trinity Roman Catholic College, A Voluntary Academy Ofsted Rating: Requires improvement Pupils: 1287 Distance:1.45	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Burnley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance: 1.61	☐	☒	☐	☐	☐
	Olive High Ofsted Rating: Good Pupils: 262 Distance: 1.66	☐	☐	☒	☐	☐
	Basnett Street Nursery School Ofsted Rating: Outstanding Pupils: 106 Distance: 1.68	☒	☐	☐	☐	☐
	Ridgewood Community High School Ofsted Rating: Good Pupils: 186 Distance: 1.7	☐	☐	☒	☐	☐
	Sir John Thursby Community College Ofsted Rating: Good Pupils: 1117 Distance: 1.7	☐	☐	☒	☐	☐
	Compass Community School Lancashire Ofsted Rating: Good Pupils: 1 Distance: 1.81	☐	☐	☒	☐	☐
	Heasandford Primary School Ofsted Rating: Good Pupils: 630 Distance: 1.82	☐	☒	☐	☐	☐
	St John's CofE Primary School, Cliviger Ofsted Rating: Good Pupils: 198 Distance: 1.9	☐	☒	☐	☐	☐

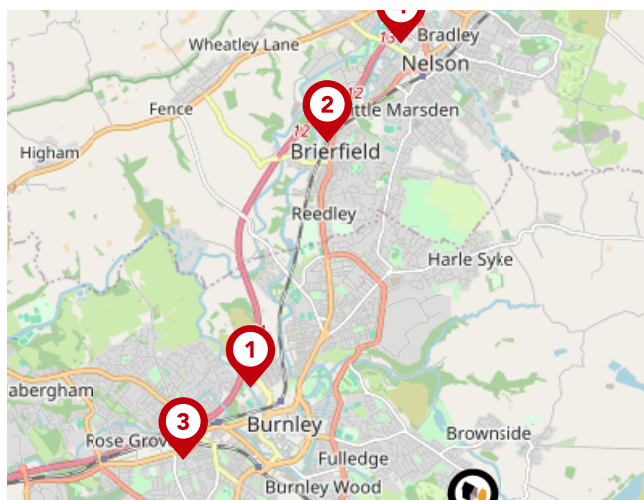
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Burnley Central Rail Station	1.89 miles
	Burnley Manchester Road Rail Station	1.88 miles
	Burnley Barracks Rail Station	2.33 miles

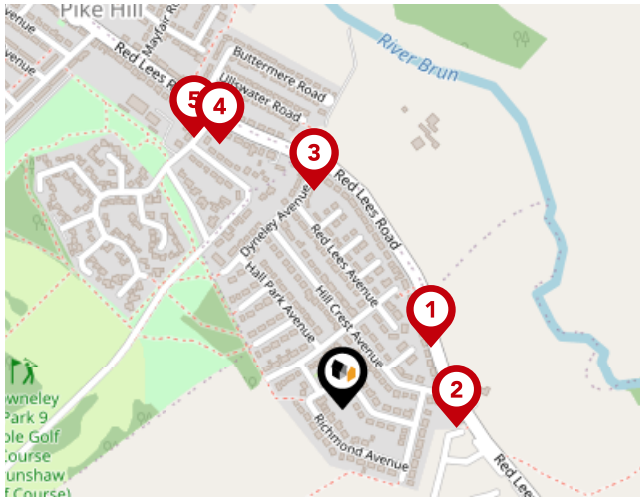


Trunk Roads/Motorways

Pin	Name	Distance
	M65 J11	2.33 miles
	M65 J12	3.64 miles
	M65 J10	2.61 miles
	M65 J13	4.32 miles
	M65 J14	5.08 miles

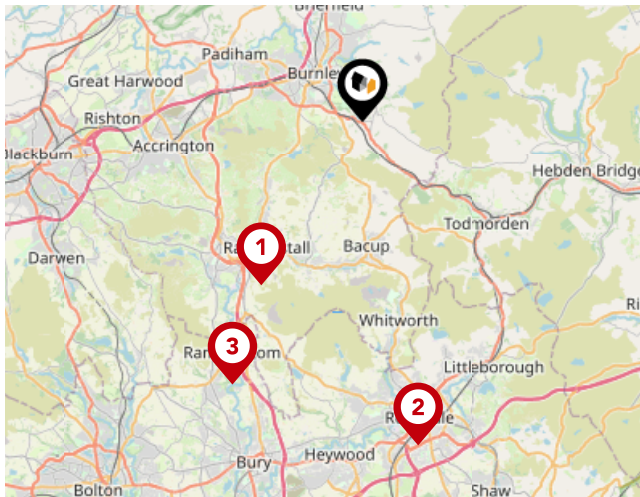
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hill Crest View	0.12 miles
2	Hill Crest Avenue	0.13 miles
3	Dyneley Avenue	0.24 miles
4	Buttermere Road	0.32 miles
5	Buttermere Road	0.34 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.73 miles
2	Rochdale Town Centre (Manchester Metrolink)	11.49 miles
3	Ramsbottom (East Lancashire Railway)	10.28 miles



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



/PendleHillProperties/



/pendlehillproperties/



/PendleHillProps



/company/pendle-hill-properties/

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.



Contains public sector information licensed under the Open Government License v3.0

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

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk



Valuation Office
Agency

