

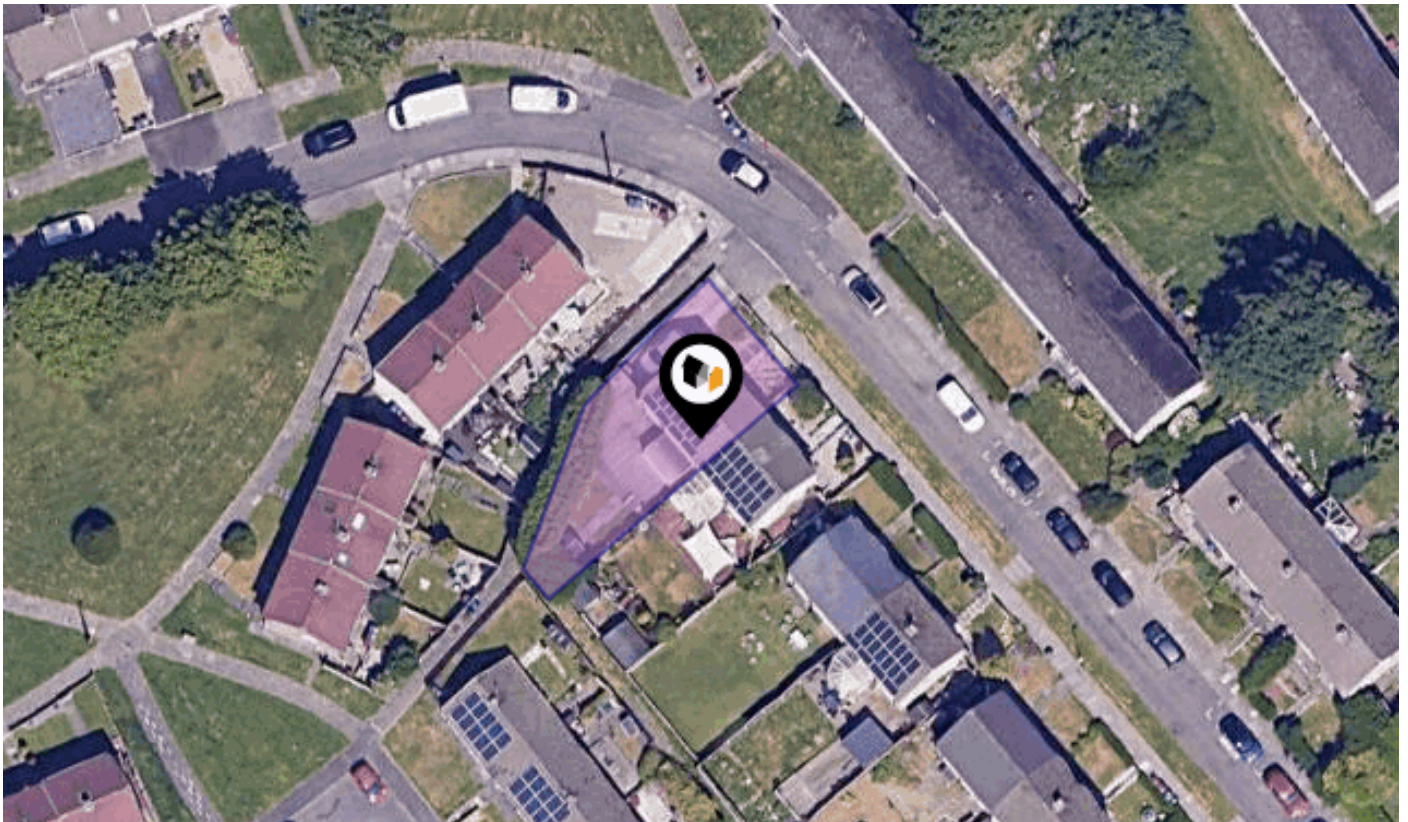


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th October 2025



DEERSTONE AVENUE, BURNLEY, BB10

Pendle Hill Properties

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	933 ft ² / 86 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,637		
Title Number:	LA839019		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	45 mb/s	2000 mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

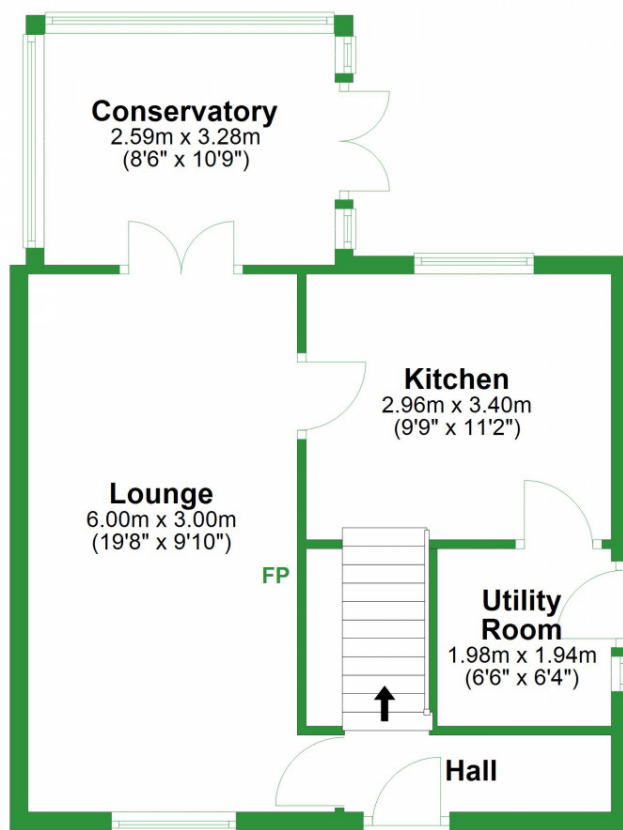




DEERSTONE AVENUE, BURNLEY, BB10

Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)

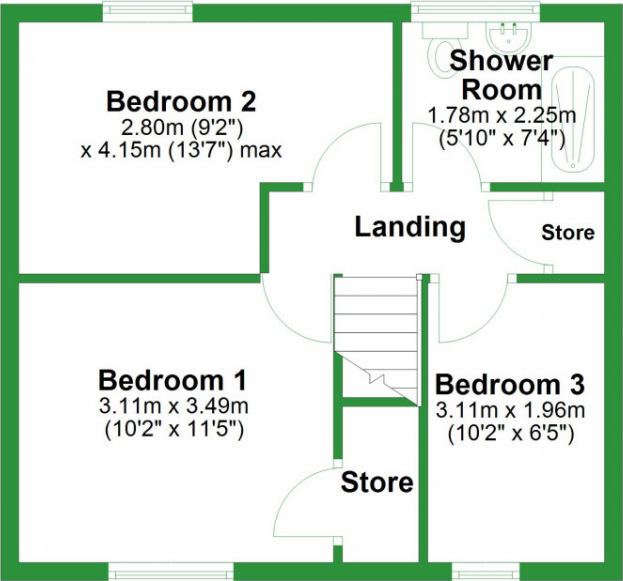


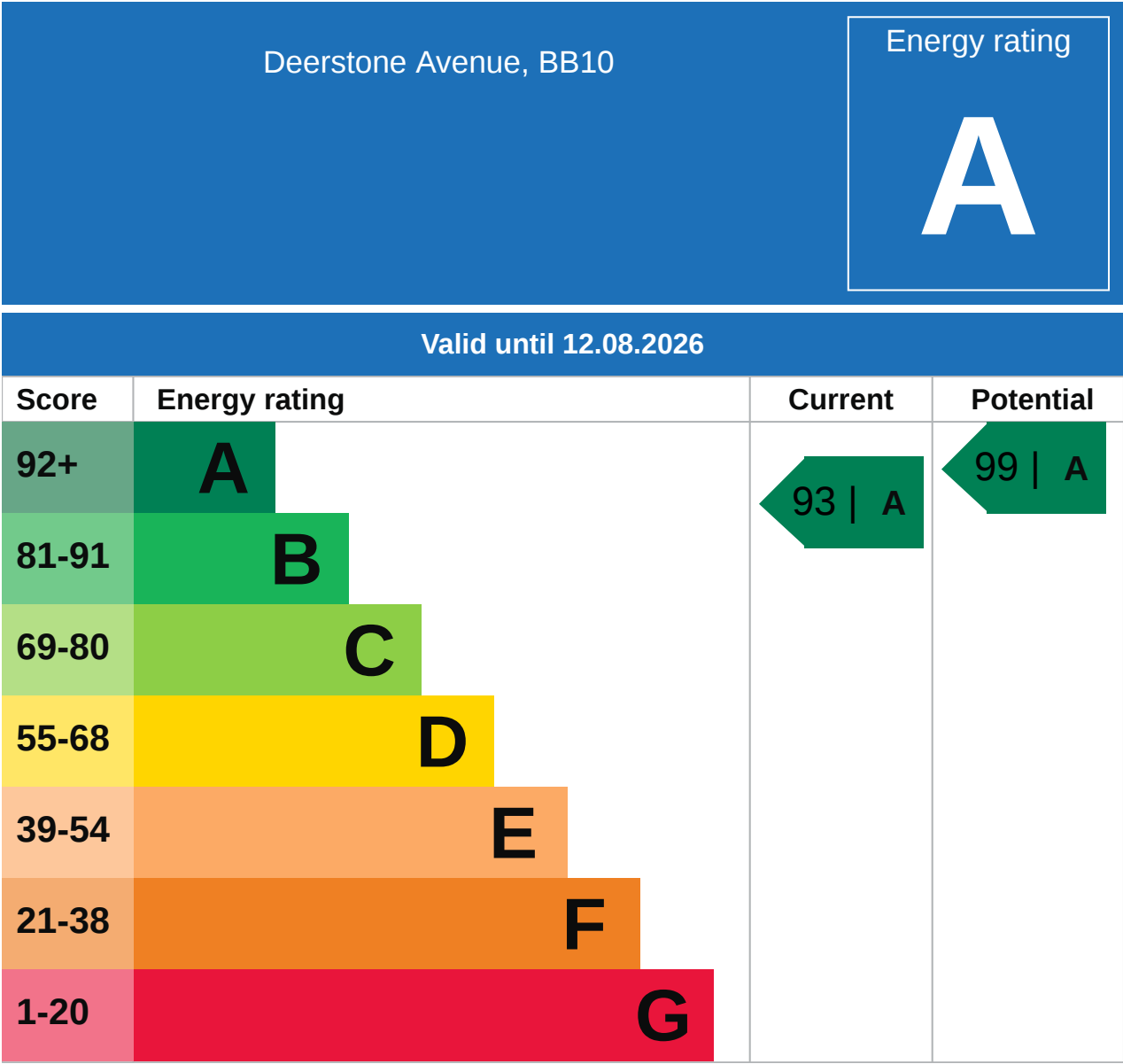
Total area: approx. 86.7 sq. metres (933.2 sq. feet)

DEERSTONE AVENUE, BURNLEY, BB10

First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)





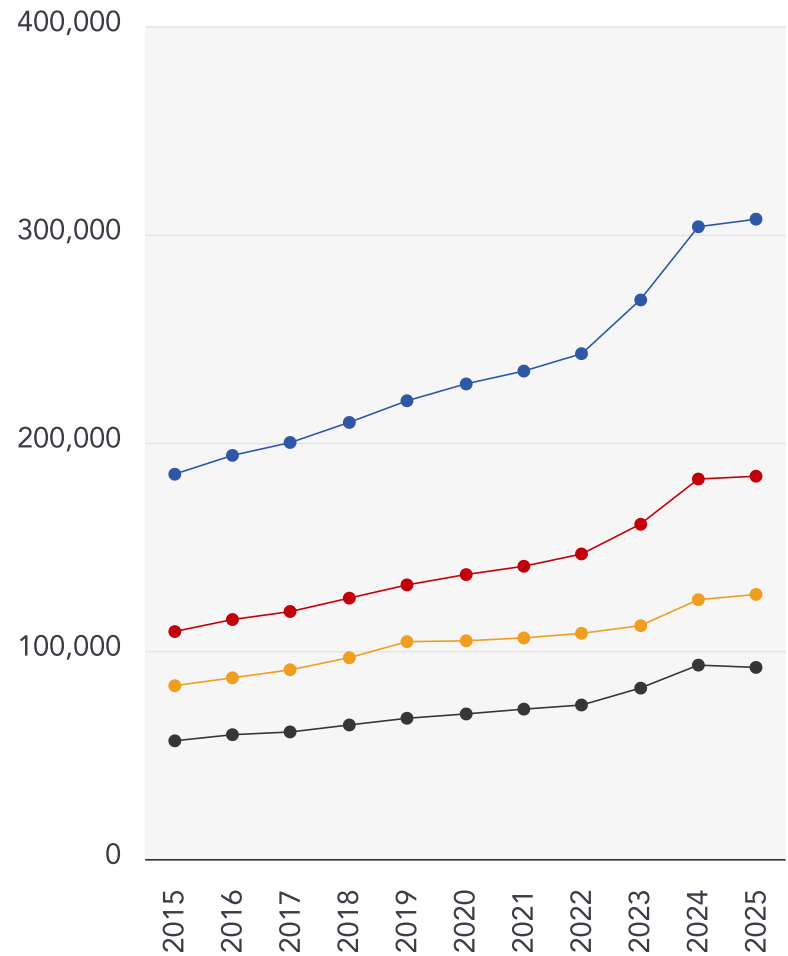
Additional EPC Data

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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, with external insulation
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 24% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Flat

+52.7%

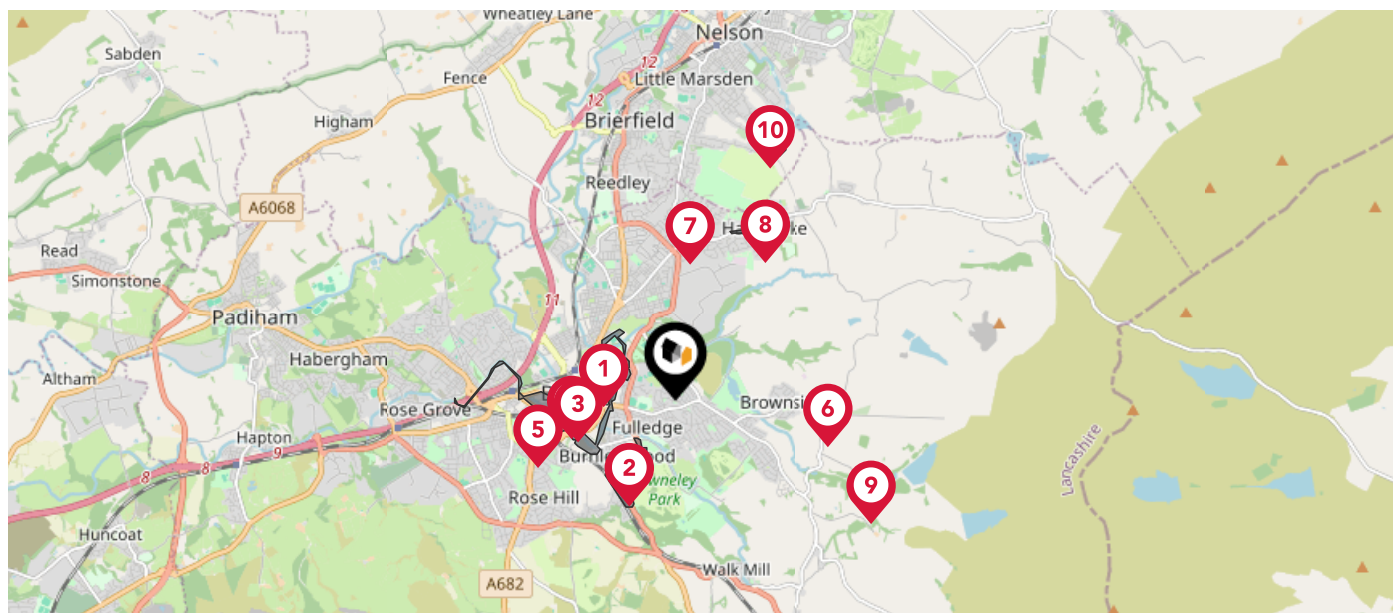
Terraced

+62.15%

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Top o' th' Town



Burnley Wood



Burnley Town Centre



Canalside



Palatine



Worsthorne



Jib Hill



Harle Syke



Hurstwood

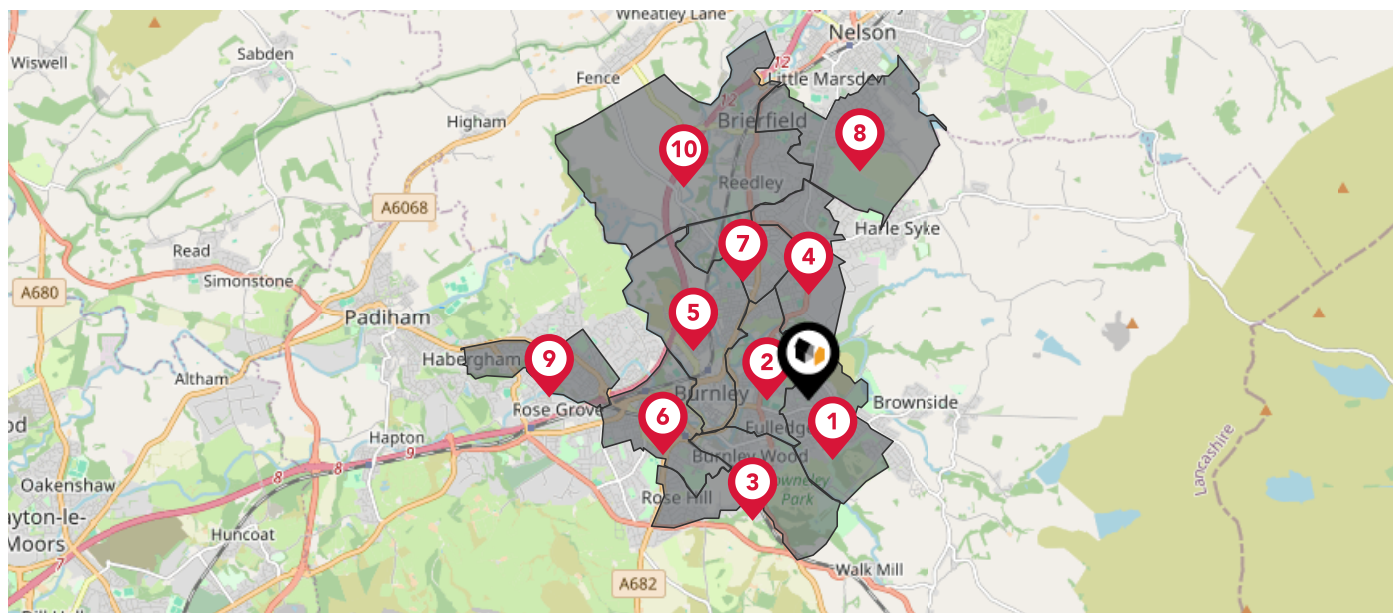


Scholefield and Coldweather, Nelson

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Brunshaw Ward

2

Bank Hall Ward

3

Rosehill with Burnley Wood Ward

4

Lanehead Ward

5

Daneshouse with Stoneyholme Ward

6

Trinity Ward

7

Queensgate Ward

8

Brierfield East & Clover Hill Ward

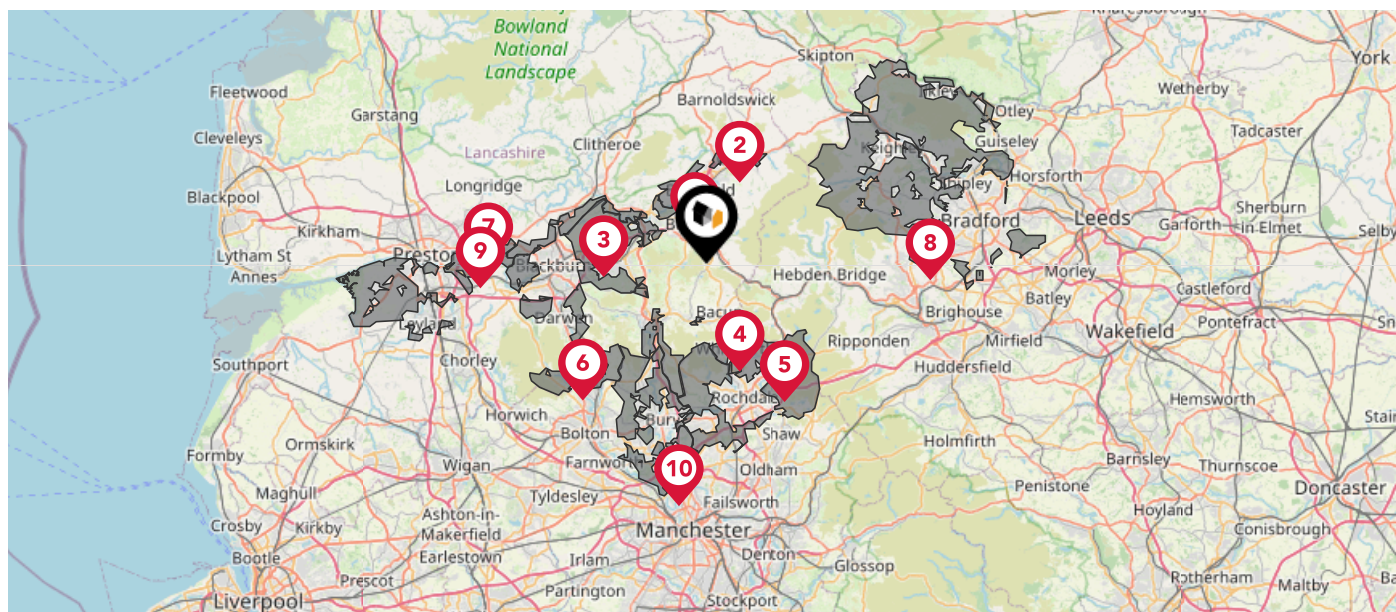
9

Gannow Ward

10

Brierfield West & Reedley Ward

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Burnley

2

Merseyside and Greater Manchester Green Belt - Pendle

3

Merseyside and Greater Manchester Green Belt - Hyndburn

4

Merseyside and Greater Manchester Green Belt - Rossendale

5

Merseyside and Greater Manchester Green Belt - Rochdale

6

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

7

Merseyside and Greater Manchester Green Belt - Ribble Valley

8

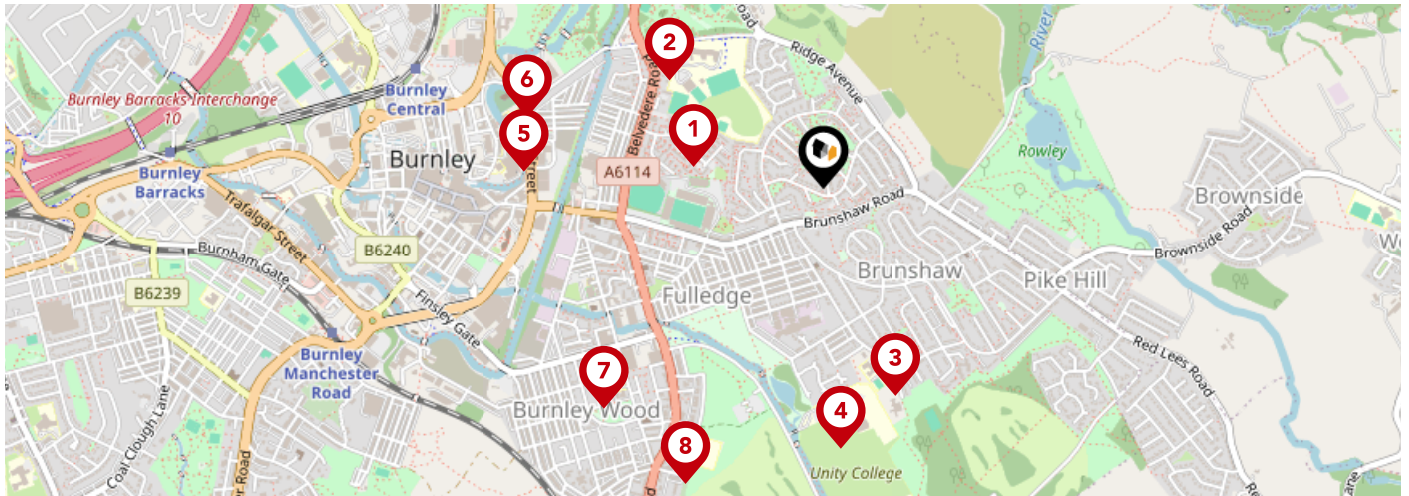
South and West Yorkshire Green Belt - Bradford

9

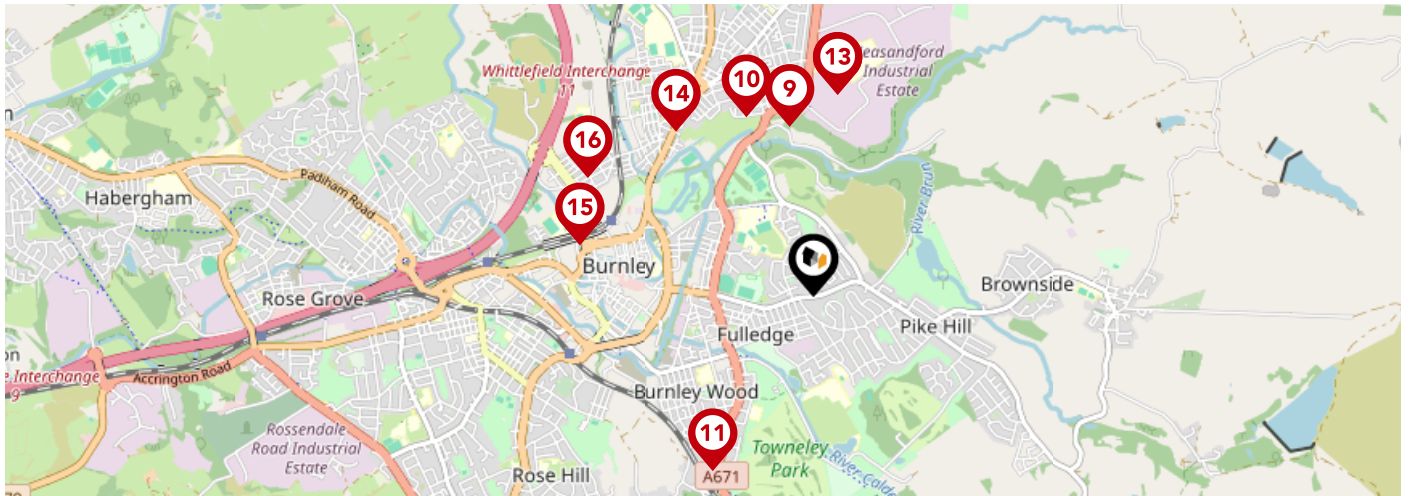
Merseyside and Greater Manchester Green Belt - South Ribble

10

Merseyside and Greater Manchester Green Belt - Bury



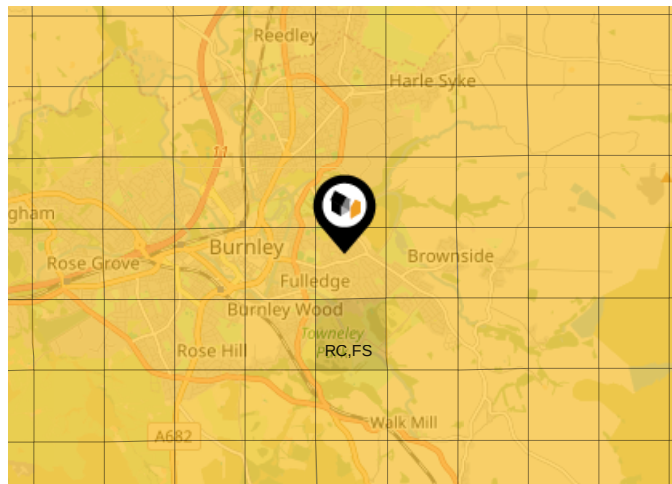
		Nursery	Primary	Secondary	College	Private
1	St Mary's RC Primary School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 211 Distance:0.29	☐	☒	☐	☐	☐
2	Blessed Trinity Roman Catholic College, A Voluntary Academy Ofsted Rating: Requires improvement Pupils: 1287 Distance:0.41	☐	☐	☒	☐	☐
3	Burnley Brunshaw Primary School Ofsted Rating: Good Pupils: 390 Distance:0.48	☐	☒	☐	☐	☐
4	Unity College Ofsted Rating: Requires improvement Pupils: 1434 Distance:0.57	☐	☐	☒	☐	☐
5	Burnley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:0.65	☐	☒	☐	☐	☐
6	Olive High Ofsted Rating: Good Pupils: 262 Distance:0.67	☐	☐	☒	☐	☐
7	Burnley Springfield Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.68	☐	☒	☐	☐	☐
8	Burnley St Stephen's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 209 Distance:0.71	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Basnett Street Nursery School Ofsted Rating: Outstanding Pupils: 106 Distance:0.76	☒	☐	☐	☐	☐
10	Heasandford Primary School Ofsted Rating: Good Pupils: 630 Distance:0.84	☐	☒	☐	☐	☐
11	Rockwood Nursery School Ofsted Rating: Outstanding Pupils: 119 Distance:0.88	☒	☐	☐	☐	☐
12	Ridgewood Community High School Ofsted Rating: Good Pupils: 186 Distance:0.89	☐	☐	☒	☐	☐
13	Sir John Thursby Community College Ofsted Rating: Good Pupils: 1117 Distance:0.89	☐	☐	☒	☐	☐
14	Rawdhatul Uloom Ofsted Rating: Good Pupils: 114 Distance:0.94	☐	☒	☐	☐	☐
15	Burnley College Ofsted Rating: Good Pupils:0 Distance:1.05	☐	☐	☒	☐	☐
16	Stoneyholme Nursery School Ofsted Rating: Outstanding Pupils: 86 Distance:1.12	☒	☐	☐	☐	☐

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

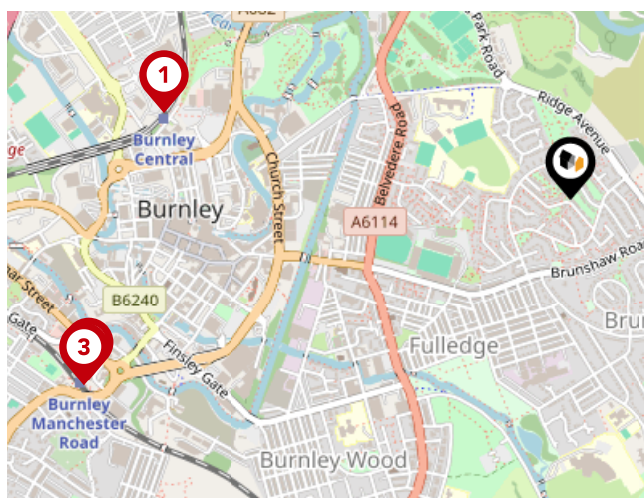


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

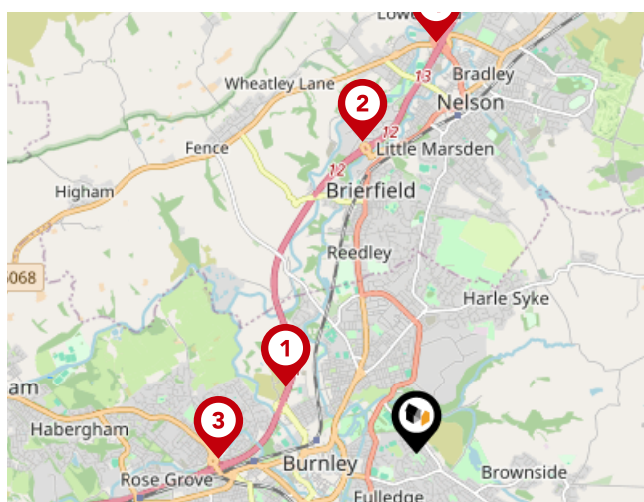
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Burnley Central Rail Station	0.91 miles
2	Burnley Manchester Road Rail Station	1.13 miles
3	Burnley Manchester Road Rail Station	1.14 miles

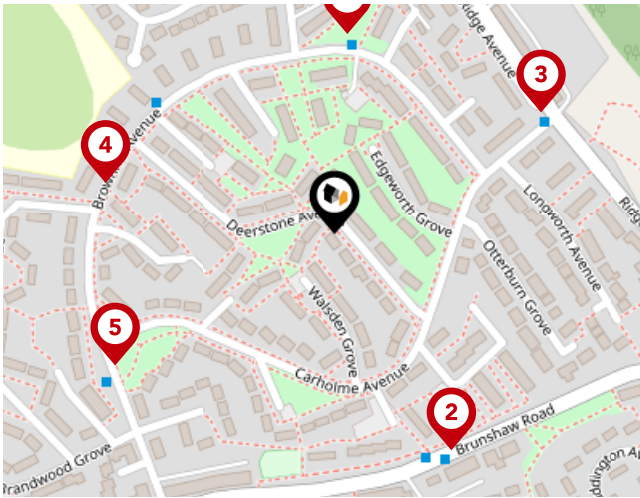


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J11	1.3 miles
2	M65 J12	2.78 miles
3	M65 J10	1.74 miles
4	M65 J13	3.61 miles
5	M65 J14	4.57 miles

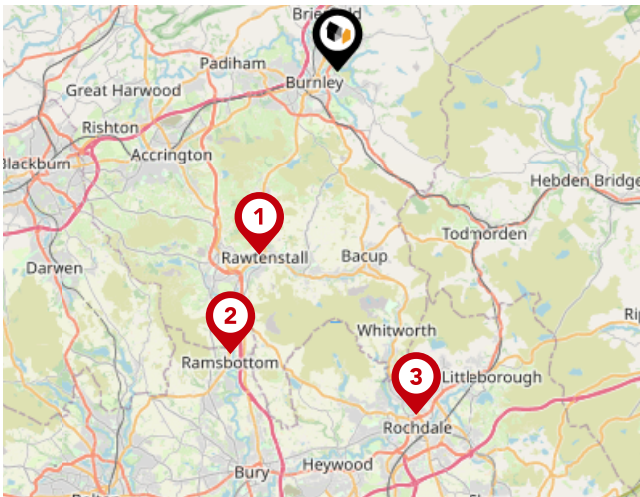
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brownhill Avenue	0.11 miles
2	Ridge Avenue	0.13 miles
3	Longworth Avenue	0.13 miles
4	Deerstone Avenue	0.13 miles
5	Brownhill Shops	0.14 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.95 miles
2	Ramsbottom (East Lancashire Railway)	10.58 miles
3	Rochdale Interchange (Manchester Metrolink)	12.31 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



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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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