

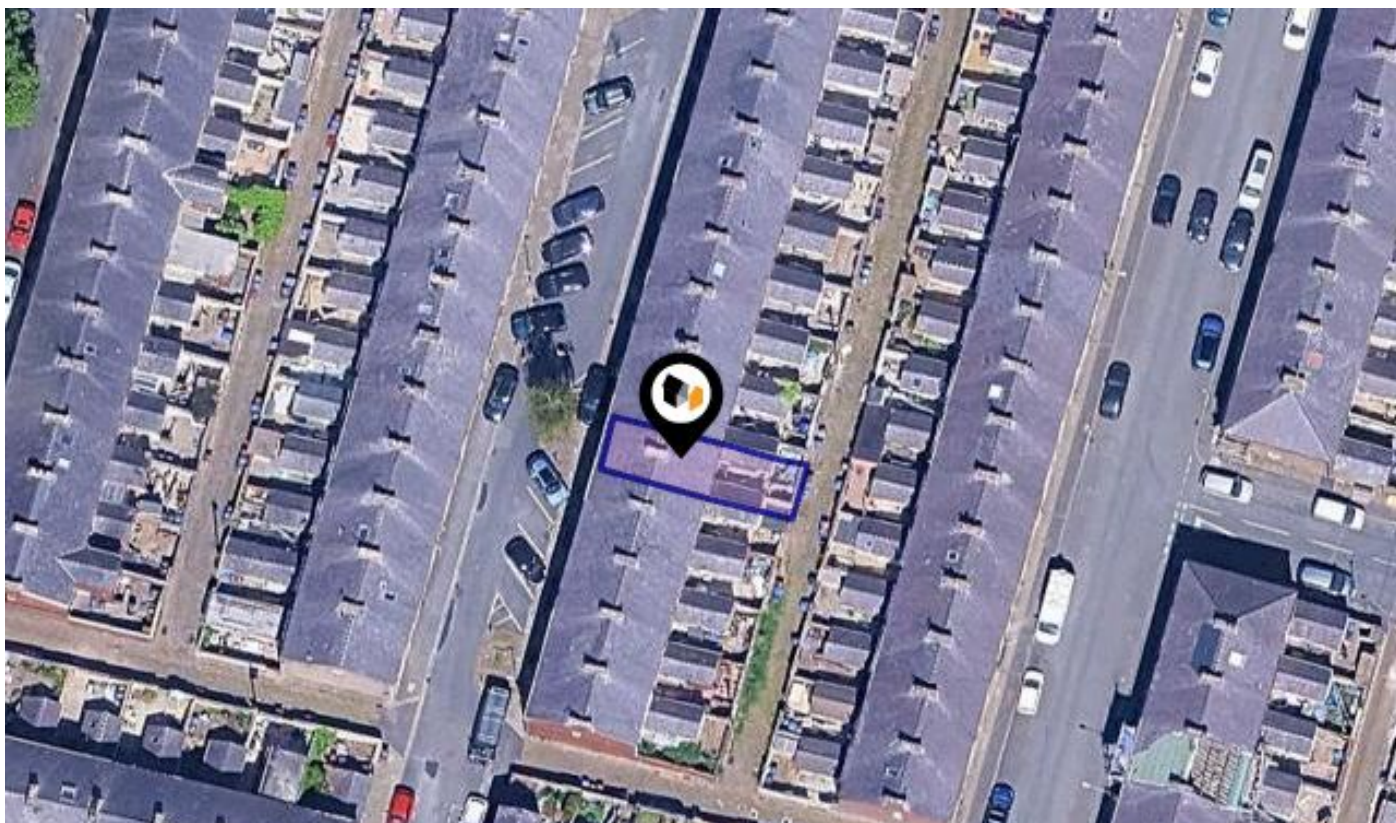


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th July 2026



SPRING AVENUE, GREAT HARWOOD, BLACKBURN, BB6

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3		
Floor Area:	856 ft ² / 79 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,644		
Title Number:	LAN31252		

Local Area

Local Authority:	Hyndburn
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

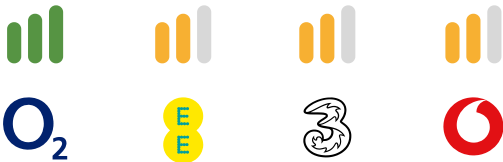
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16 mb/s	94 mb/s	10000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

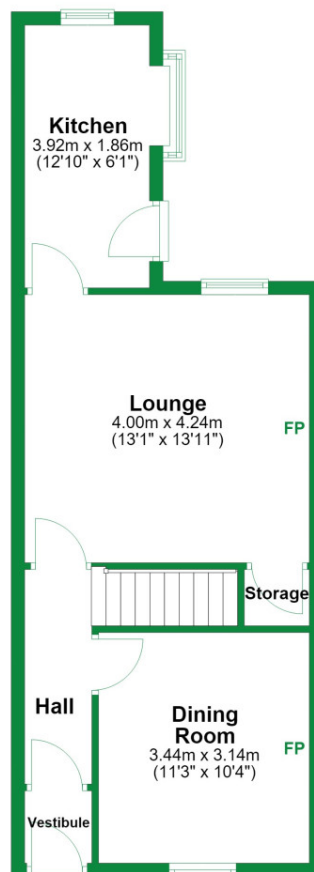




SPRING AVENUE, GREAT HARWOOD, BLACKBURN, BB6

Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.4 sq. feet)

SPRING AVENUE, GREAT HARWOOD, BLACKBURN, BB6

First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Property EPC - Certificate

Spring Avenue, Great Harwood, BB6

Energy rating

D

Valid until 26.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

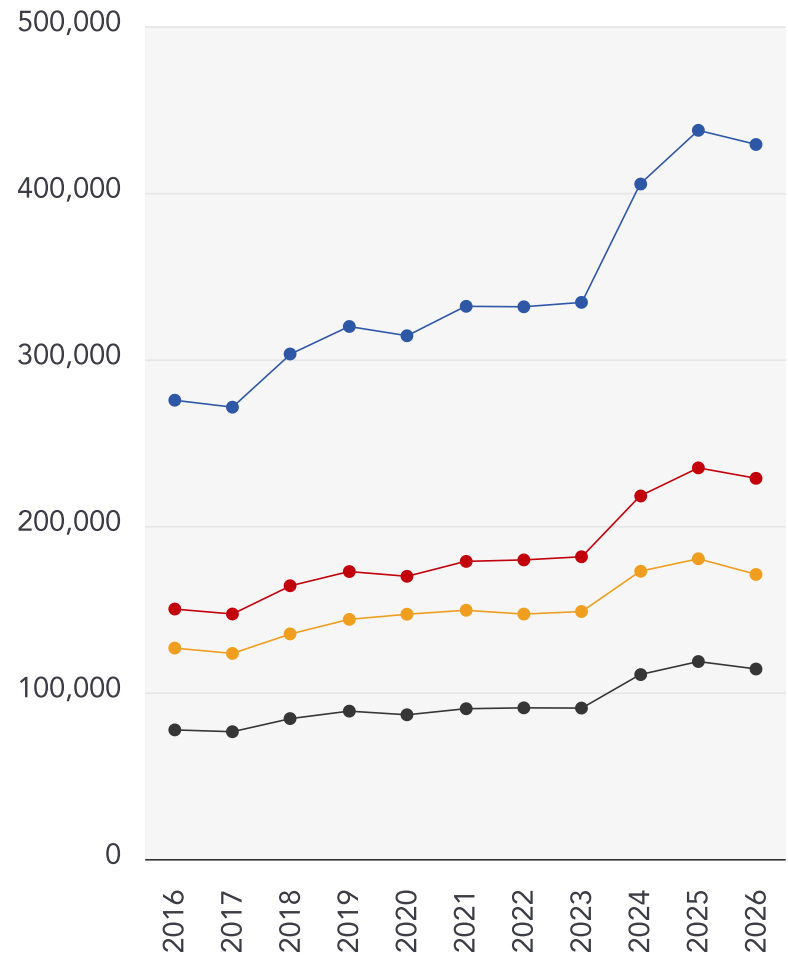
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	84 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB6



Detached

+55.74%

Semi-Detached

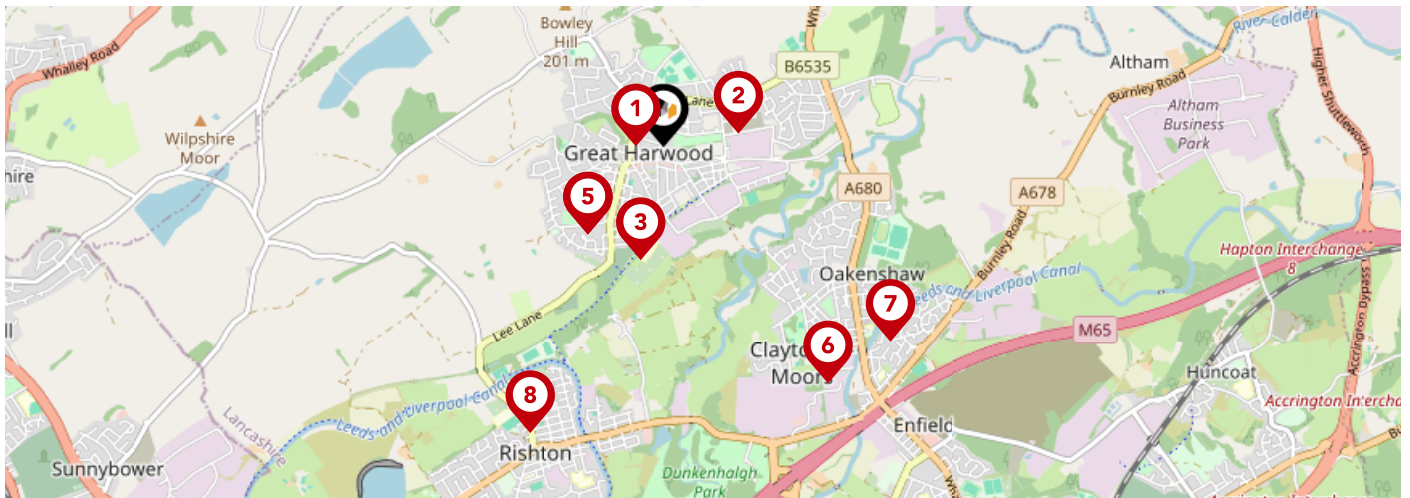
+52.28%

Flat

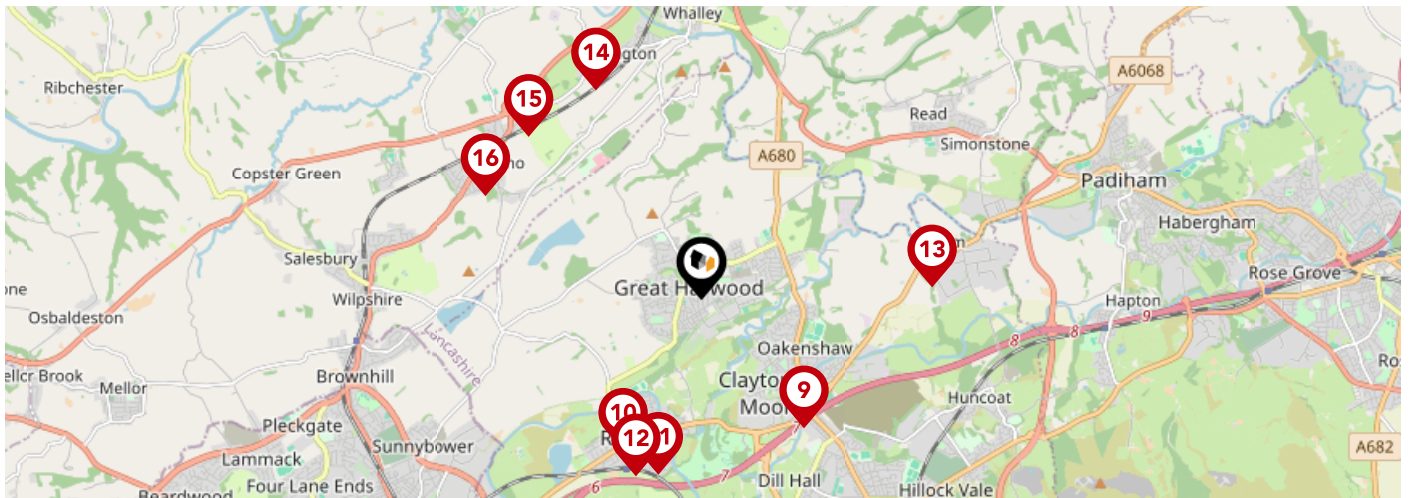
+34.9%

Terraced

+47.17%



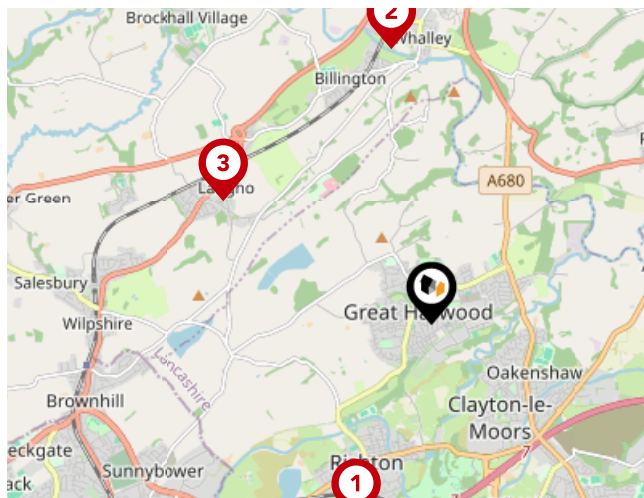
		Nursery	Primary	Secondary	College	Private
1	Great Harwood St Bartholomew's Parish Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 172 Distance:0.12	☐	☒	☐	☐	☐
2	St Hubert's Roman Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 152 Distance:0.33	☐	☒	☐	☐	☐
3	Great Harwood St John's Church of England Primary School Ofsted Rating: Good Pupils: 159 Distance:0.51	☐	☒	☐	☐	☐
4	Great Harwood Primary School Ofsted Rating: Good Pupils: 202 Distance:0.51	☐	☒	☐	☐	☐
5	St Wulstan's Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 147 Distance:0.51	☐	☒	☐	☐	☐
6	Clayton-le-Moors All Saints' Church of England Primary School Ofsted Rating: Good Pupils: 268 Distance:1.26	☐	☒	☐	☐	☐
7	St Mary's Roman Catholic Primary School, Clayton-le-Moors Ofsted Rating: Good Pupils: 127 Distance:1.31	☐	☒	☐	☐	☐
8	The Hyndburn Academy Ofsted Rating: Good Pupils: 617 Distance:1.39	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Clayton-le-Moors Mount Pleasant Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:1.45	☐	☒	☐	☐	☐
10	Rishton St Peter and St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:1.49	☐	☒	☐	☐	☐
11	Rishton Methodist Primary School Ofsted Rating: Good Pupils: 165 Distance:1.58	☐	☒	☐	☐	☐
12	St Charles' RC School Ofsted Rating: Good Pupils: 161 Distance:1.65	☐	☒	☐	☐	☐
13	Altham St James Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:2.03	☐	☒	☐	☐	☐
14	St Augustine's Roman Catholic High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1128 Distance:2.05	☐	☐	☒	☐	☐
15	Langho and Billington St Leonards Church of England Primary School Ofsted Rating: Outstanding Pupils: 300 Distance:2.08	☐	☒	☐	☐	☐
16	St Mary's Roman Catholic Primary School, Langho Ofsted Rating: Good Pupils: 300 Distance:2.1	☐	☒	☐	☐	☐

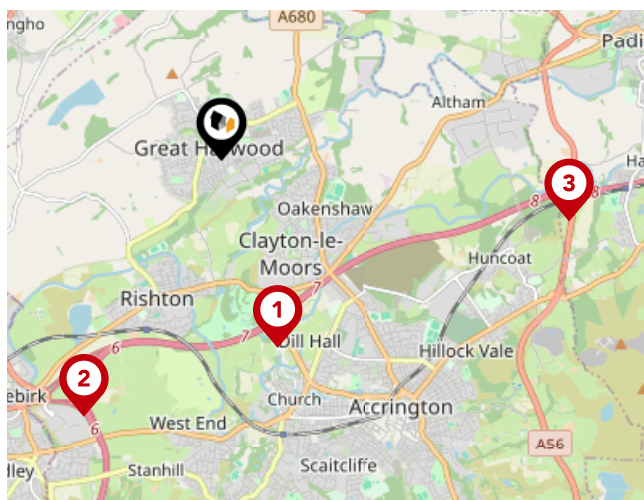
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Rishton Rail Station	1.85 miles
2	Whalley Rail Station	2.43 miles
3	Langho Rail Station	2.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	1.71 miles
2	M65 J6	2.55 miles
3	M65 J8	3.1 miles
4	M65 J5	4.84 miles
5	M65 J9	4.19 miles

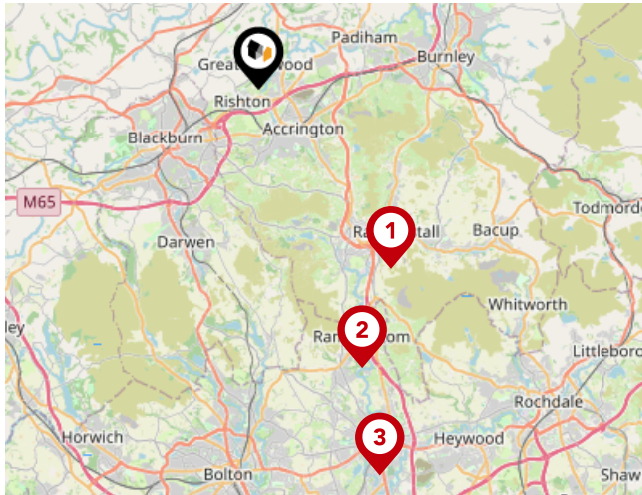
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Street	0.07 miles
2	Mercer Hall	0.21 miles
3	Lowerfold Road	0.16 miles
4	Lowerfold	0.19 miles
5	Lowerfold	0.2 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	7.79 miles
2	Ramsbottom (East Lancashire Railway)	10.44 miles
3	Bury Bolton Street (East Lancashire Railway)	14.19 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/



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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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