Pendle Hill Properties
estate and letting agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st October 2026



INGLEHURST ROAD, BURNLEY, BB11

Pendle Hill Properties

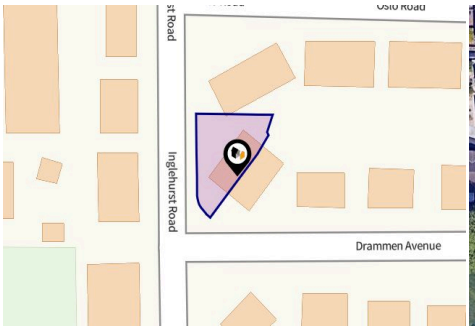
154 Whalley Road Read BB12 7PN
01282 772048
india@pendlehillproperties.co.uk
www.pendlehillproperties.co.uk

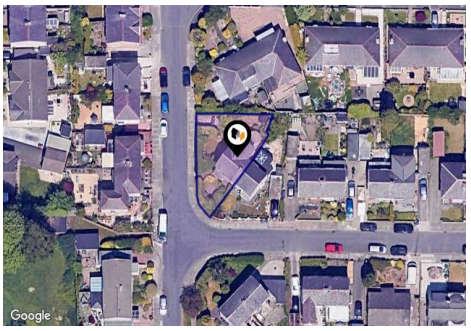
The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	964 ft^2 / 89 m^2		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,983		
Title Number:	LA399658		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

30 mb/s

10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

Pendle Hill Properties
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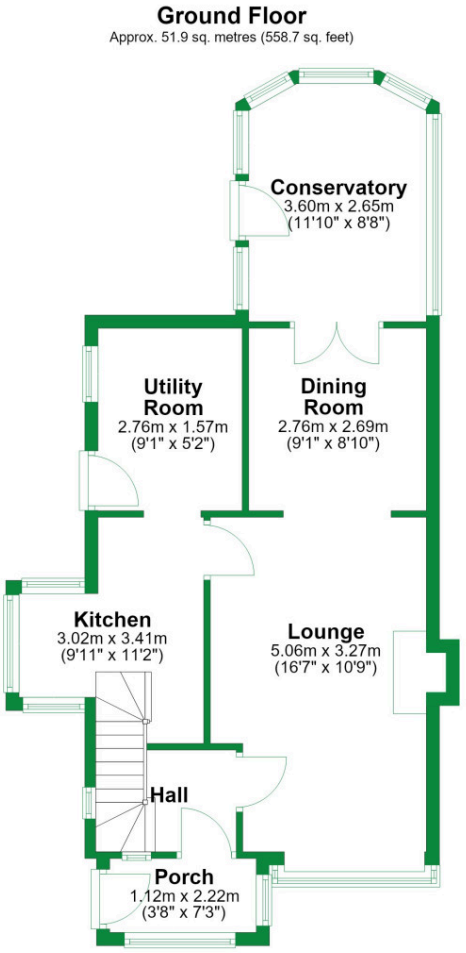




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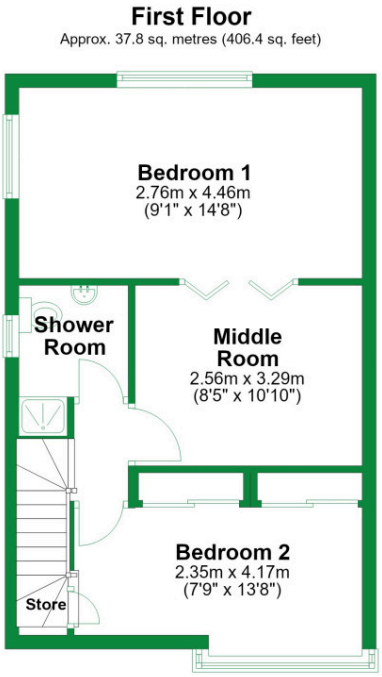


Total area: approx. 89.7 sq. metres (965.1 sq. feet)

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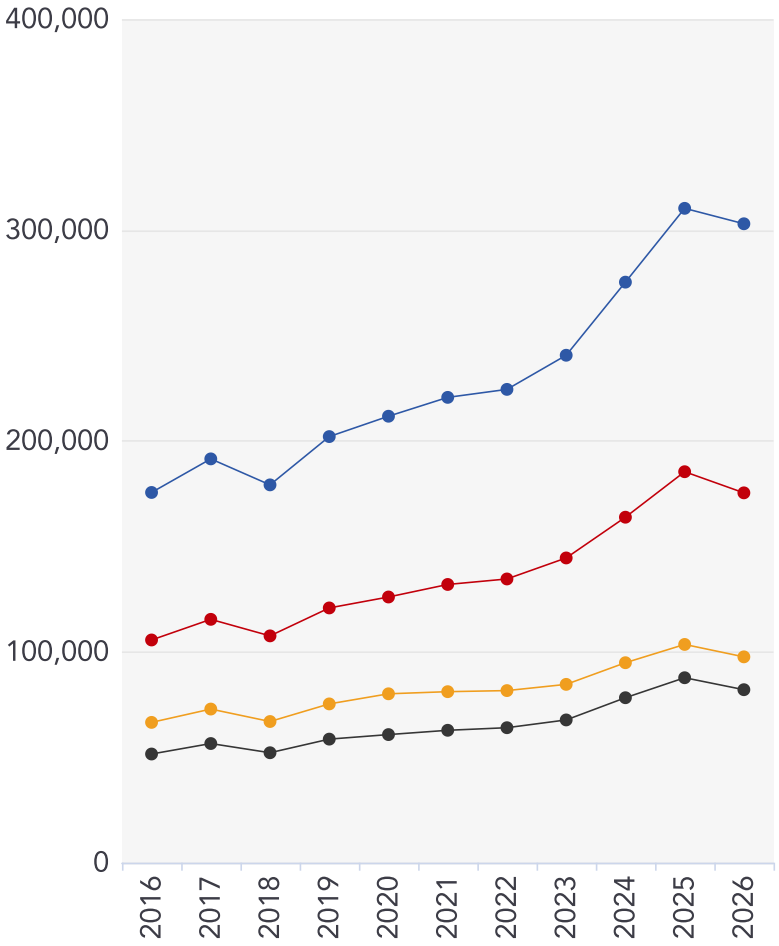


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Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in BB11



Detached

+72.58%

Semi-Detached

+66.06%

Flat

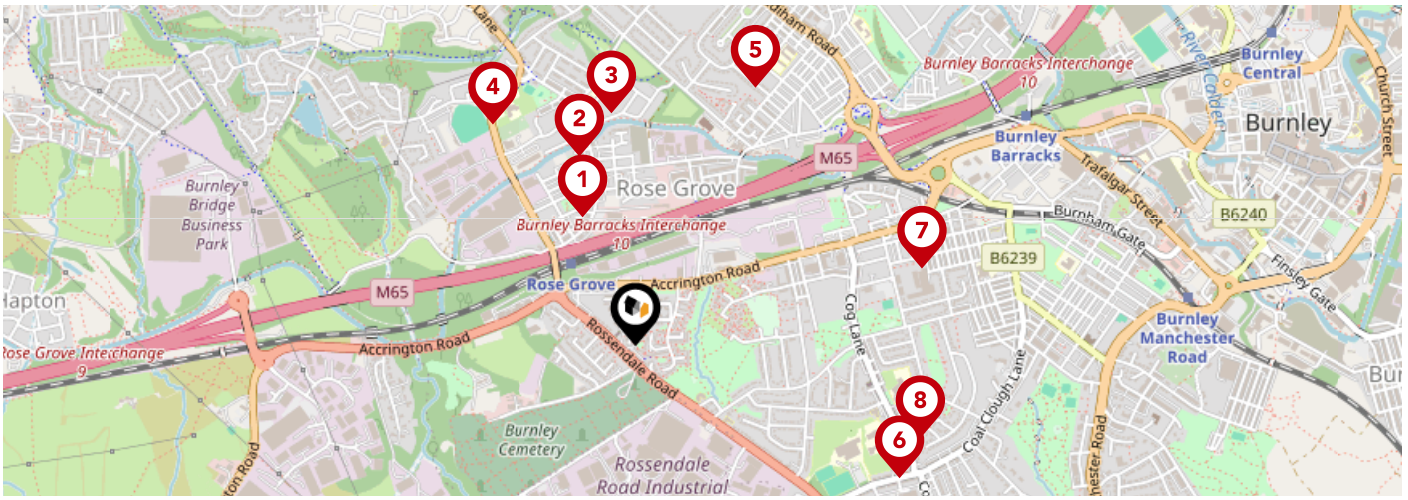
+46.72%

Terraced

+59.19%

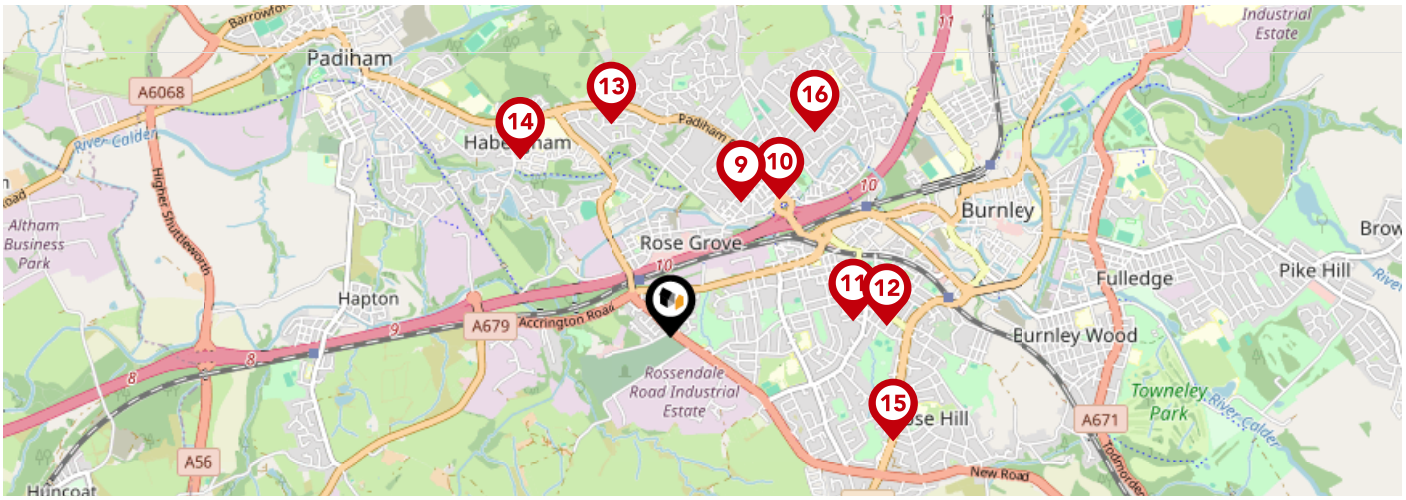
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Area
Schools



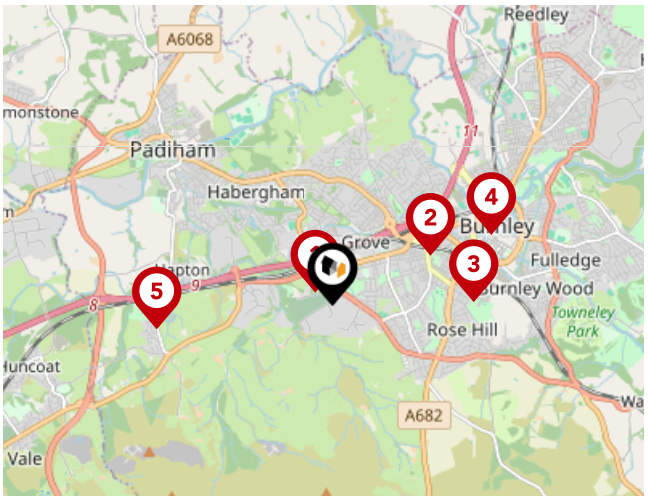
		Nursery	Primary	Secondary	College	Private
1	**Rosegrove Infant School** Ofsted Rating: Good | Pupils: 156 | Distance:0.3	☐	☑	☐	☐	☐
2	**St Augustine of Canterbury RC Primary School, A Voluntary Academy** Ofsted Rating: Good | Pupils: 208 | Distance:0.43	☐	☑	☐	☐	☐
3	**Rosegrove Nursery School** Ofsted Rating: Outstanding | Pupils: 91 | Distance:0.51	☑	☐	☐	☐	☐
4	**Burnley Lowerhouse Junior School** Ofsted Rating: Requires improvement | Pupils: 204 | Distance:0.58	☐	☑	☐	☐	☐
5	**Ightenhill Nursery School** Ofsted Rating: Outstanding | Pupils: 94 | Distance:0.63	☑	☐	☐	☐	☐
6	**Cherry Fold Community Primary School** Ofsted Rating: Good | Pupils: 411 | Distance:0.65	☐	☑	☐	☐	☐
7	**Taywood Nursery School** Ofsted Rating: Good | Pupils: 88 | Distance:0.65	☑	☐	☐	☐	☐
8	**The Rose School** Ofsted Rating: Requires improvement | Pupils: 67 | Distance:0.66	☐	☐	☑	☐	☐

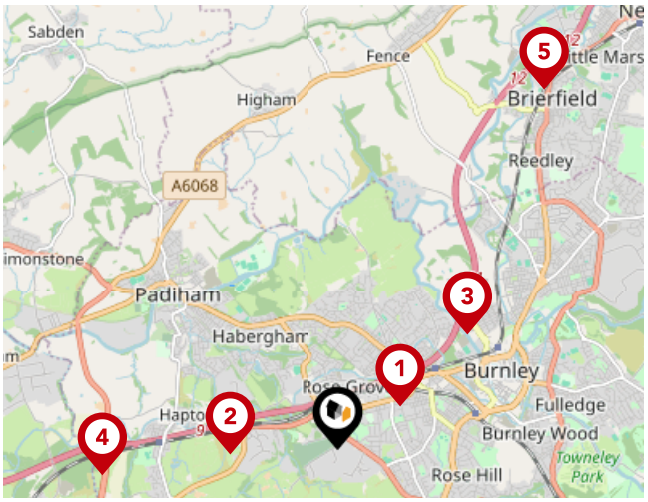
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Burnley Ightenhill Primary School Ofsted Rating: Good | Pupils: 336 | Distance:0.66	☐	☑	☐	☐	☐
10 Whittlefield Primary School Ofsted Rating: Good | Pupils: 225 | Distance:0.77	☐	☑	☐	☐	☐
11 Coal Clough Academy Ofsted Rating: Good | Pupils: 118 | Distance:0.8	☐	☐	☑	☐	☐
12 Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good | Pupils: 209 | Distance:0.94	☐	☑	☐	☐	☐
13 St Joseph's Park Hill School Ofsted Rating: Not Rated | Pupils: 128 | Distance:0.97	☐	☑	☐	☐	☐
14 Burnley High School Ofsted Rating: Good | Pupils: 607 | Distance:1.02	☐	☐	☑	☐	☐
15 Christ The King Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good | Pupils: 210 | Distance:1.07	☐	☑	☐	☐	☐
16 Wellfield Methodist and Anglican Church School Ofsted Rating: Good | Pupils: 203 | Distance:1.09	☐	☑	☐	☐	☐

Area
Transport (National)





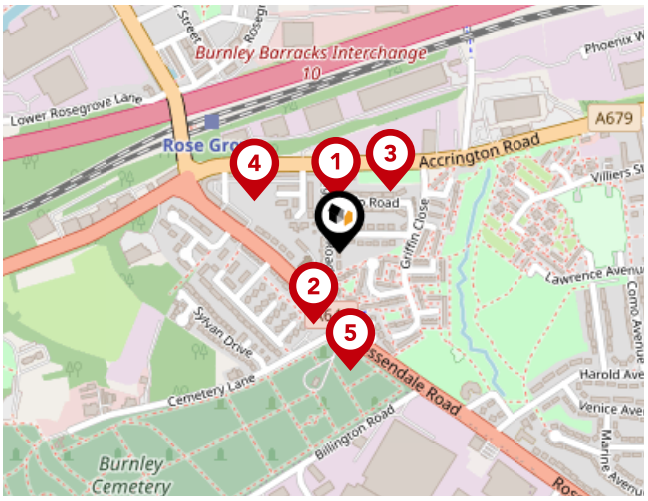
National Rail Stations

Pin	Name	Distance
1	Rose Grove Rail Station	0.19 miles
2	Burnley Barracks Rail Station	0.95 miles
3	Burnley Manchester Road Rail Station	1.22 miles
4	Burnley Central Rail Station	1.51 miles
5	Hapton Rail Station	1.56 miles

Trunk Roads/Motorways

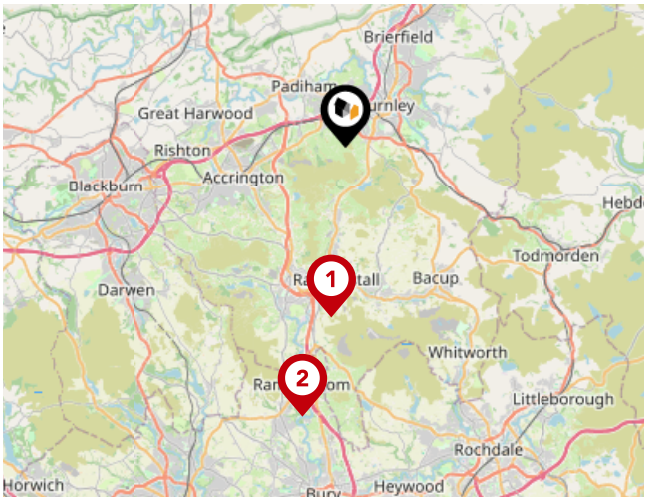
Pin	Name	Distance
1	M65 J10	0.66 miles
2	M65 J9	0.94 miles
3	M65 J11	1.5 miles
4	M65 J8	2.07 miles
5	M65 J12	3.63 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inglehurst Road	0.06 miles
2	Cemetery	0.08 miles
3	Inglehurst Road	0.08 miles
4	Rail Station	0.1 miles
5	Cemetery	0.12 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	5.96 miles
2	Ramsbottom (East Lancashire Railway)	9.57 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.

Pendle Hill Properties
Testimonials

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

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Ordnance Survey
Land Registry
Environment Agency
Historic England
Office for National Statistics
Ofcom
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