Pendle Hill Properties
estate and letting agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 17th October 2026



LAWRENCE AVENUE, SIMONSTONE, BURNLEY, BB12

Pendle Hill Properties

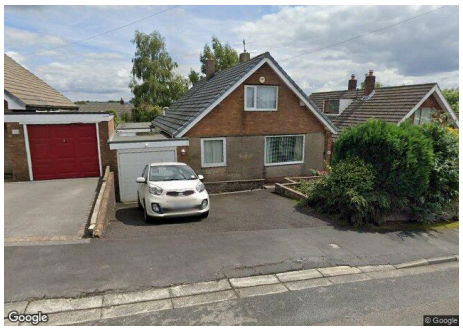
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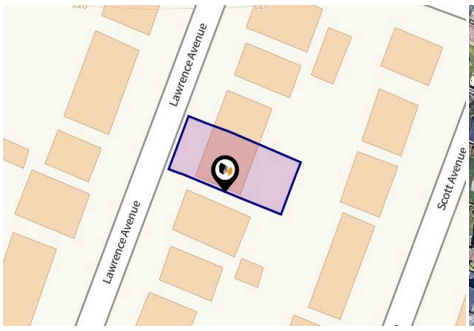
The Property Ombudsman

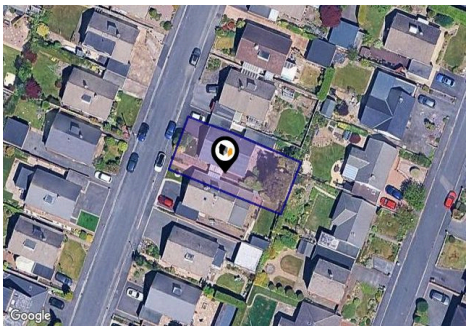
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Property
Overview

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,746 ft^2 / 162 m^2		
Plot Area:	0.1 acres		
Council Tax :	Band E		
Annual Estimate:	£2,917		
Title Number:	LA393727		

Local Area

Local Authority: Lancashire
Conservation Area: No
Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	950 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

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Gallery
Photos

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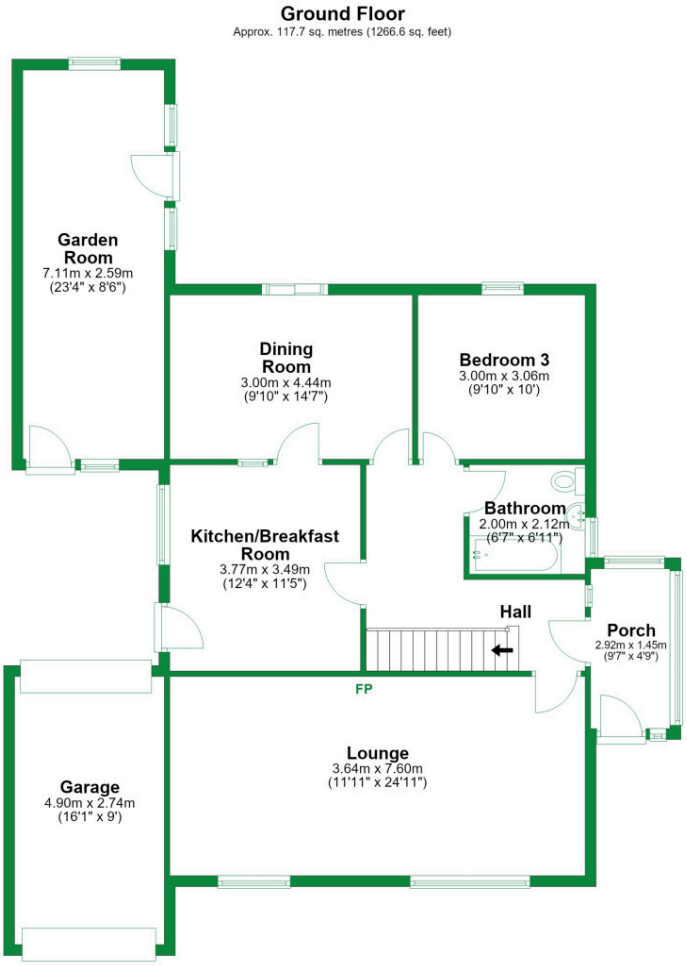




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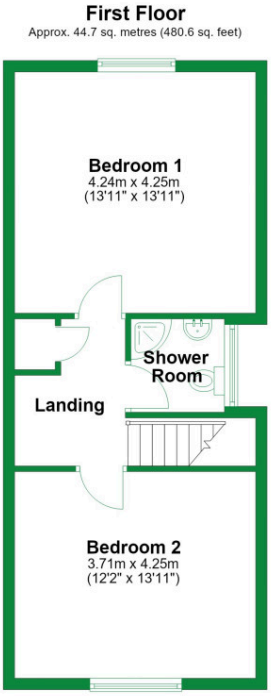


Total area: approx. 162.3 sq. metres (1747.2 sq. feet)

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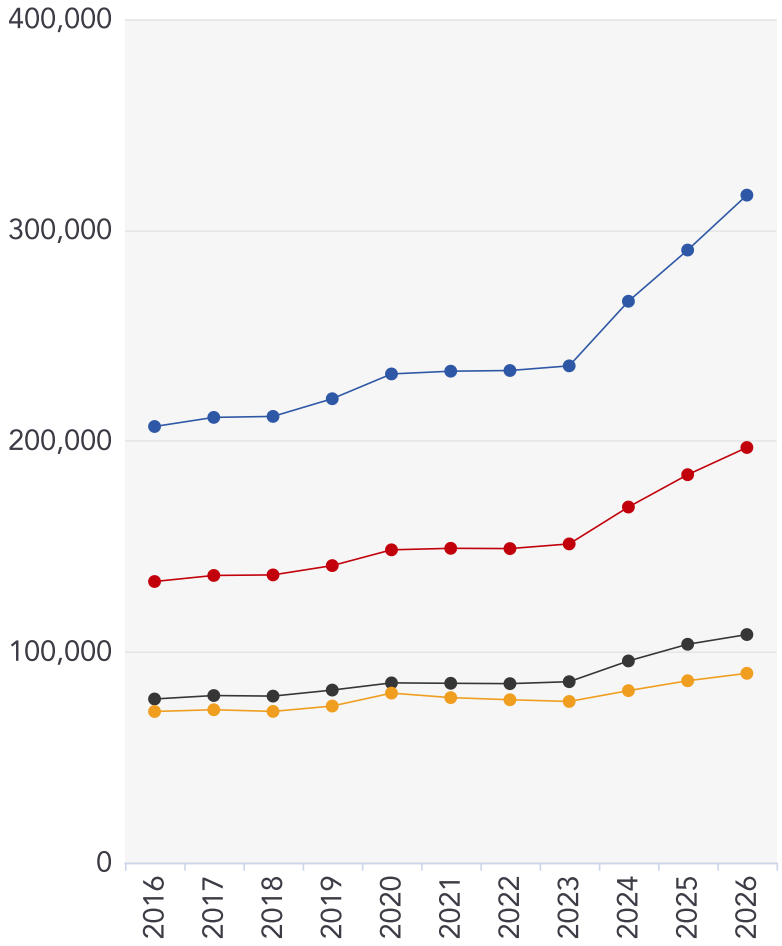


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Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in BB12



Detached

+53.05%

Semi-Detached

+47.66%

Terraced

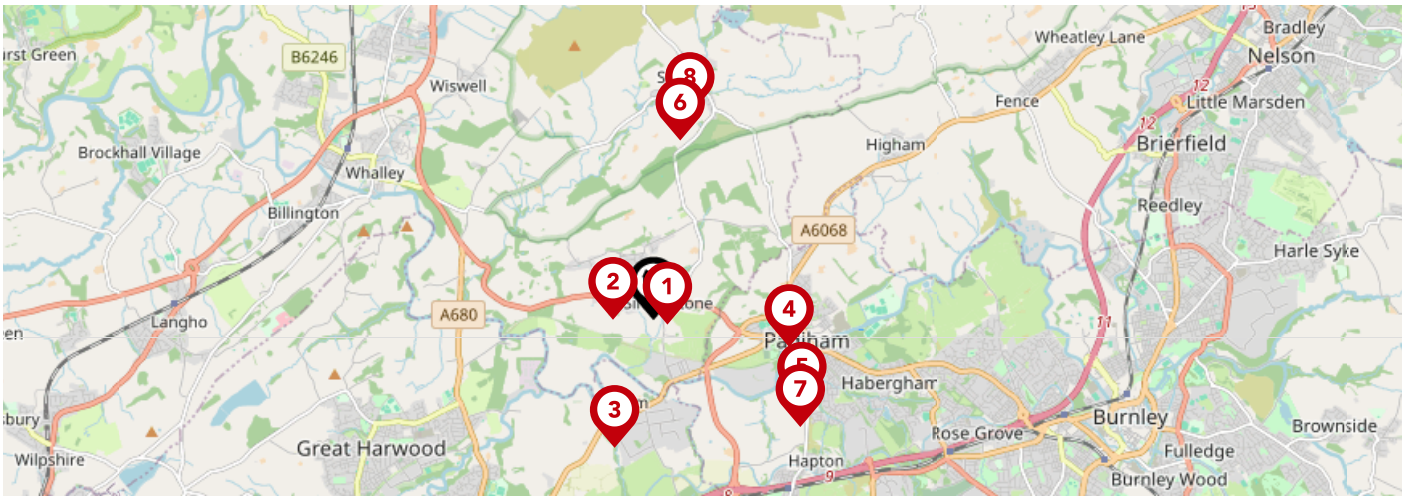
+39.35%

Flat

+25.24%

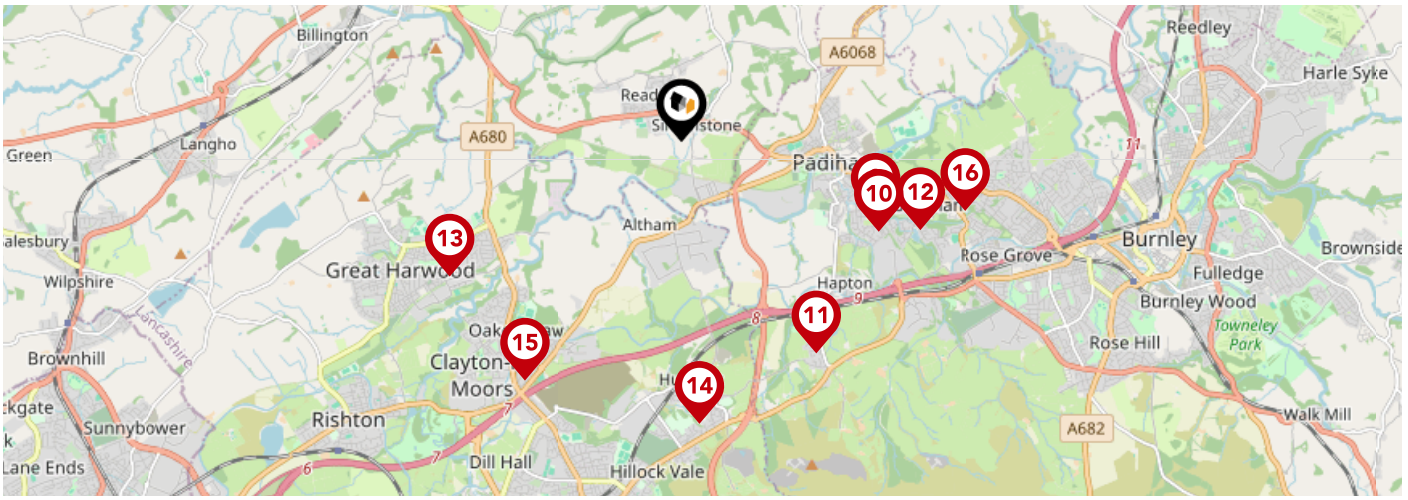
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Area
Schools



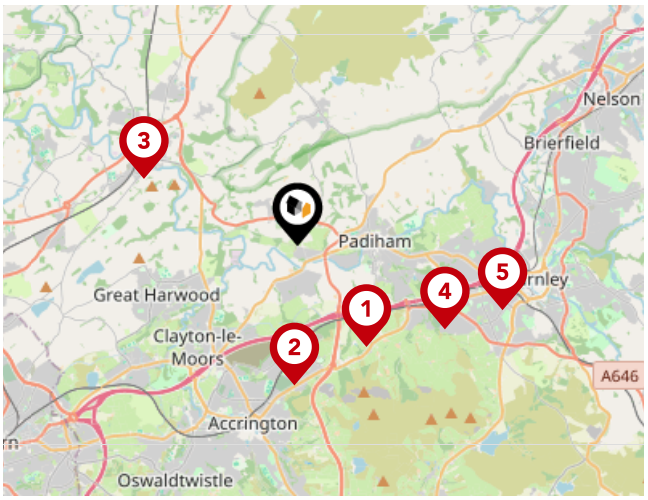
	Nursery	Primary	Secondary	College	Private
1 Simonstone St Peter's Church of England Primary School Ofsted Rating: Good | Pupils: 133 | Distance:0.14	☐	☑	☐	☐	☐
2 Read St John's CofE Primary School Ofsted Rating: Good | Pupils: 194 | Distance:0.35	☐	☑	☐	☐	☐
3 Altham St James Church of England Primary School Ofsted Rating: Good | Pupils: 79 | Distance:1.17	☐	☑	☐	☐	☐
4 Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good | Pupils: 328 | Distance:1.22	☐	☑	☐	☐	☐
5 Padiham Green Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 197 | Distance:1.51	☐	☑	☐	☐	☐
6 St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good | Pupils: 62 | Distance:1.59	☐	☑	☐	☐	☐
7 St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good | Pupils: 226 | Distance:1.6	☐	☑	☐	☐	☐
8 Sabden Primary School Ofsted Rating: Good | Pupils: 91 | Distance:1.81	☐	☑	☐	☐	☐

Area
Schools



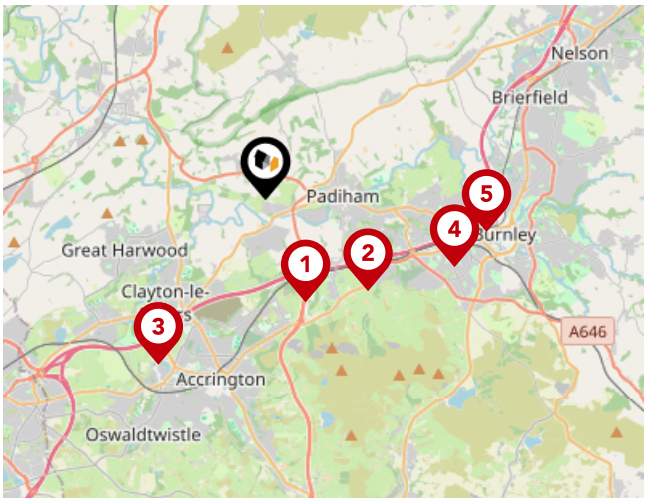
	Nursery	Primary	Secondary	College	Private
9 Padiham Primary School Ofsted Rating: Good | Pupils: 289 | Distance:1.82	☐	☑	☐	☐	☐
10 Whitegate Nursery School Ofsted Rating: Outstanding | Pupils: 118 | Distance:1.9	☑	☐	☐	☐	☐
11 Hapton Church of England/Methodist Primary School Ofsted Rating: Good | Pupils: 124 | Distance:2.19	☐	☑	☐	☐	☐
12 Burnley High School Ofsted Rating: Good | Pupils: 607 | Distance:2.23	☐	☐	☑	☐	☐
13 St Hubert's Roman Catholic Primary School, Great Harwood Ofsted Rating: Good | Pupils: 152 | Distance:2.35	☐	☑	☐	☐	☐
14 Accrington Huncoat Primary School Ofsted Rating: Good | Pupils: 205 | Distance:2.47	☐	☑	☐	☐	☐
15 St Mary's Roman Catholic Primary School, Clayton-le-Moors Ofsted Rating: Good | Pupils: 127 | Distance:2.5	☐	☑	☐	☐	☐
16 St Joseph's Park Hill School Ofsted Rating: Not Rated | Pupils: 128 | Distance:2.57	☐	☑	☐	☐	☐

Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	2.12 miles
2	Huncoat Rail Station	2.43 miles
3	Whalley Rail Station	2.93 miles
4	Rose Grove Rail Station	2.96 miles
5	Burnley Barracks Rail Station	3.76 miles



Trunk Roads/Motorways

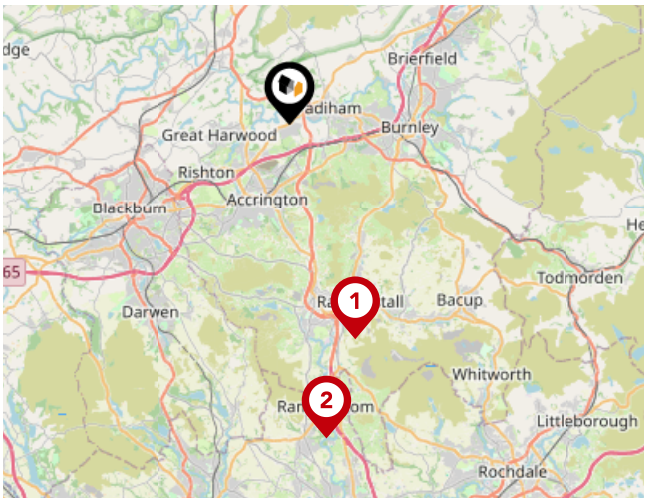
Pin	Name	Distance
1	M65 J8	1.9 miles
2	M65 J9	2.4 miles
3	M65 J7	3.42 miles
4	M65 J10	3.49 miles
5	M65 J11	3.91 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Haugh Avenue	0.08 miles
2	School Lane	0.15 miles
3	Stork Hotel	0.18 miles
4	Fountains Avenue	0.23 miles
5	Clough Lane	0.28 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	7.82 miles
2	Ramsbottom (East Lancashire Railway)	11.07 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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