

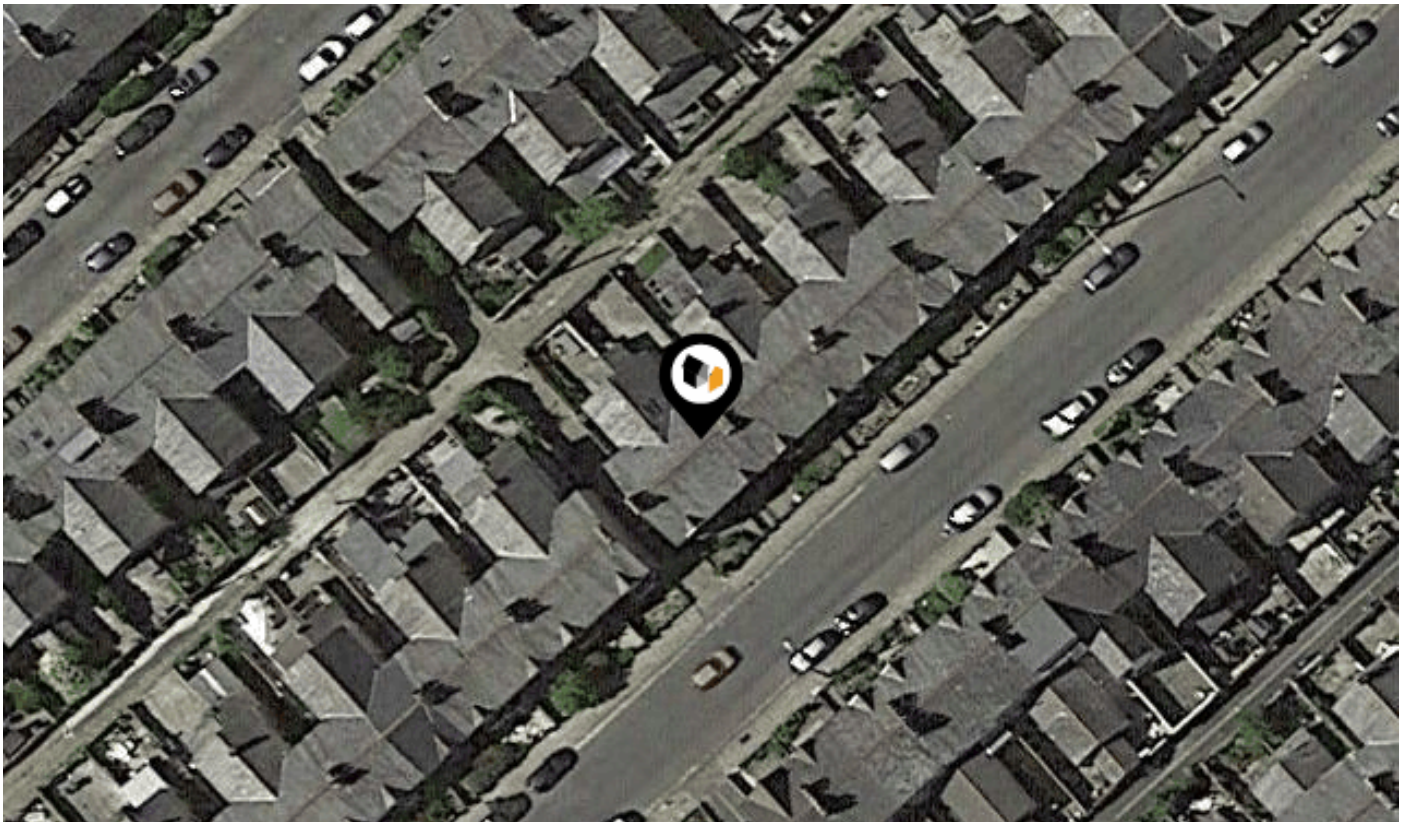


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20<sup>th</sup> February 2023



**COULSTON ROAD, LANCASTER, LA1**

## CoastNCountry

69 Penny Street, Lancaster, LA1 1XF

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www.coastncountry.co.uk



# Introduction

## Our Comments

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If you are looking for your forever home then have a look at Coulston road.

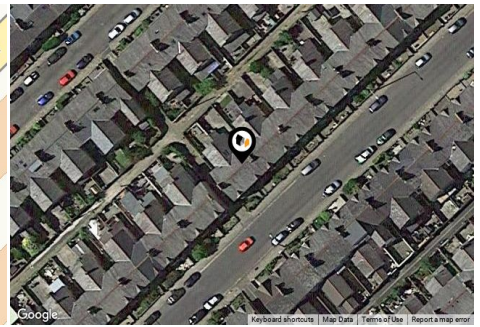
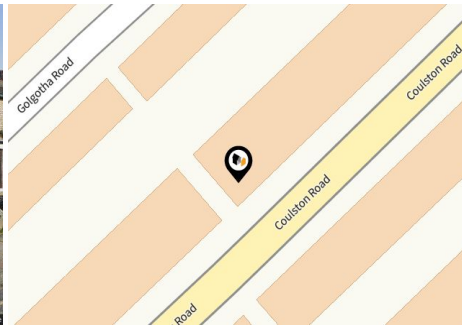
Situated in the popular area of Bowerham in Lancaster, you are within walking distance to the city centre, a short drive from the M6 and Bay Gateway. The main bus routes are a two minute walk to the end of the road and not to forget the stunning Williamson Park and all it's features and surroundings for family of all ages.

On the ground floor we have the living room, dining room and kitchen. The lounge has the potential to be opened up to the dining room to create a lovely open plan aspect. The kitchen is of a galley style with plenty of cupboard space. There is a handy storage cupboard in the kitchen perfect for stocking up or to keep shoes and coats?

The back yard is accessed via the kitchen where there is further storage for bikes etc.

Upstairs you will find the two double bedrooms and the single along with the shower room.

The home does need updating throughout but has so much potential.



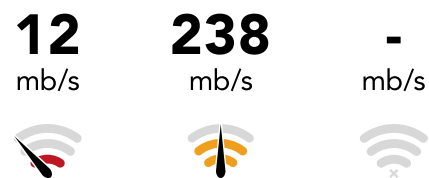
## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,628
<b>UPRN:</b>	100010464105

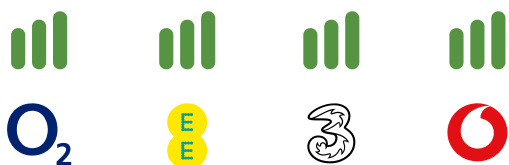
## Local Area

<b>Local Authority:</b>	Lancaster City
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



### Mobile Coverage: (based on calls indoors)



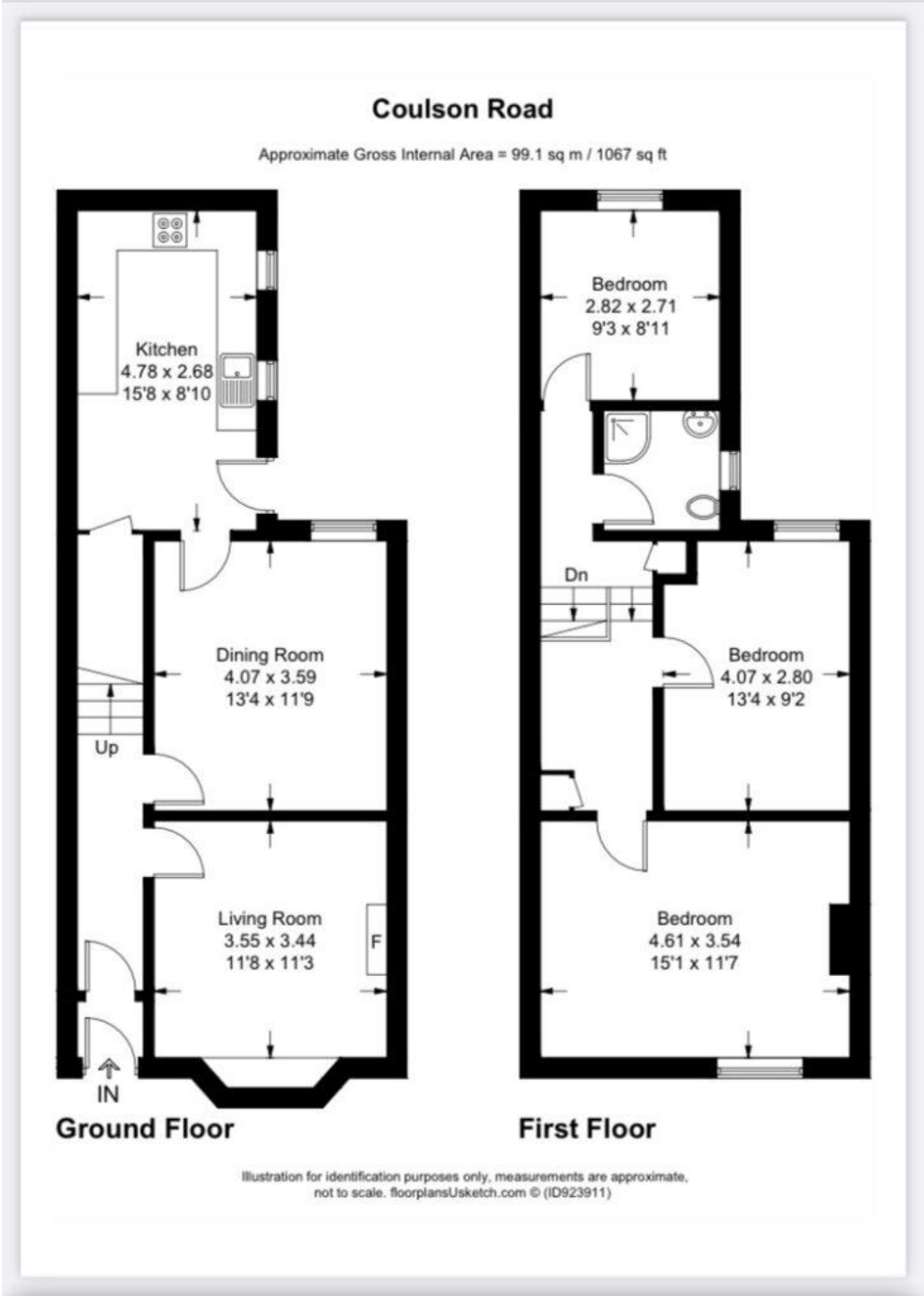
### Satellite/Fibre TV Availability:







# COULSTON ROAD, LANCASTER, LA1



Energy rating

E

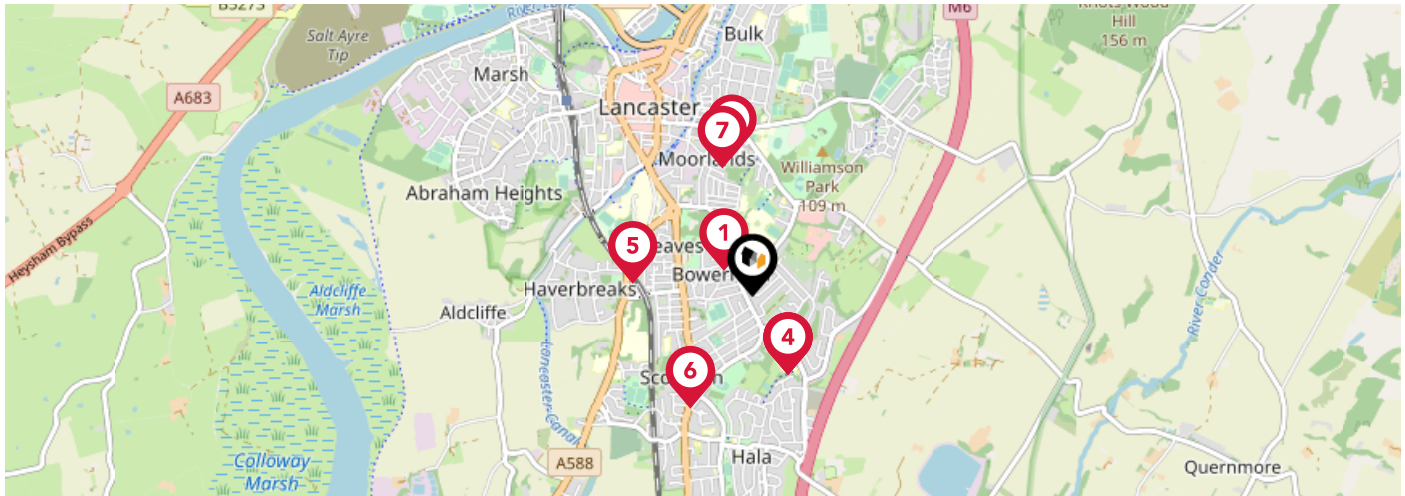
Valid until 14.12.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

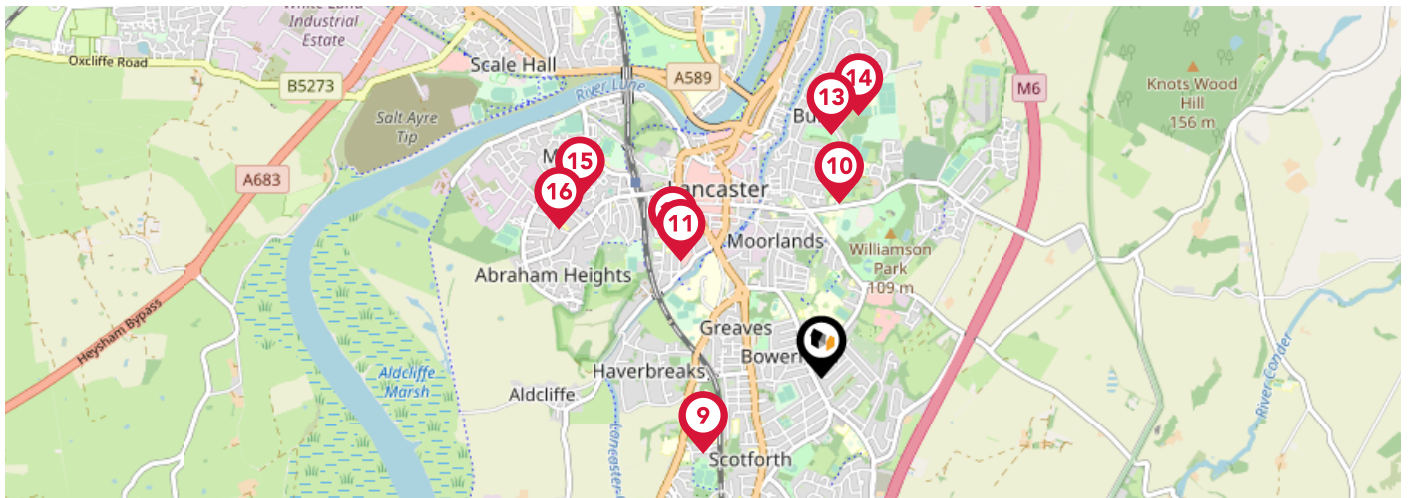
## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Sandstone or limestone as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	98 m <sup>2</sup>





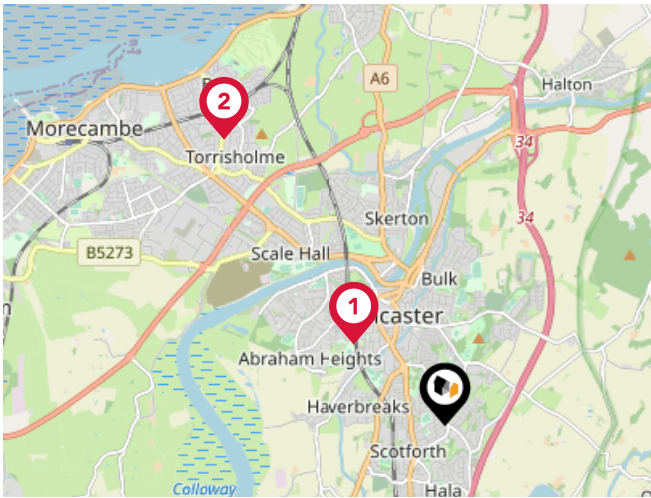
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bowerham Primary &amp; Nursery School</b> Ofsted Rating: Good   Pupils: 484   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stepping Stones School</b> Ofsted Rating: Outstanding   Pupils: 11   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Bernadette's Catholic Primary School, Lancaster</b> Ofsted Rating: Outstanding   Pupils: 212   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Moorside Primary School</b> Ofsted Rating: Good   Pupils: 586   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ripley St Thomas Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 1733   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Scotforth St Paul's Church of England Primary and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 234   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Cathedral Catholic Primary School, Lancaster</b> Ofsted Rating: Good   Pupils: 203   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lancaster Royal Grammar School</b> Ofsted Rating: Good   Pupils: 1149   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Jamea Al Kauthar</b> Ofsted Rating: Good   Pupils: 310   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster Christ Church Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 958   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster Dallas Road Community Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle View Primary</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Central Lancaster High School</b> Ofsted Rating: Good   Pupils: 555   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willow Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Appletree Nursery School</b> Ofsted Rating: Outstanding   Pupils: 61   Distance:1.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

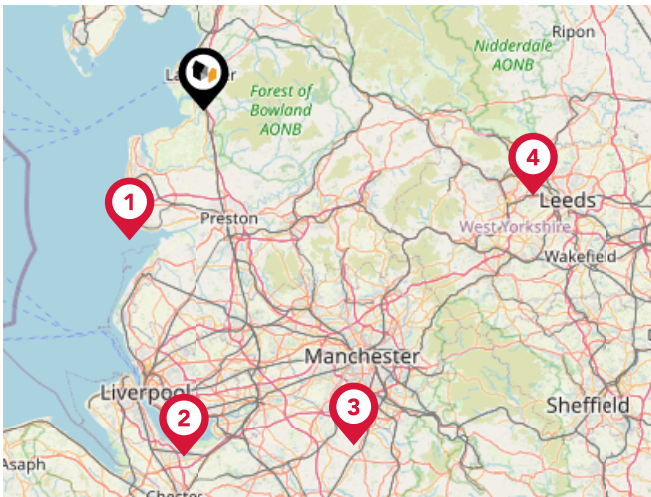
# Area

## Transport (National)





### National Rail Stations

Pin	Name	Distance
	Lancaster Rail Station	1.07 miles
	Bare Lane Rail Station	3.15 miles

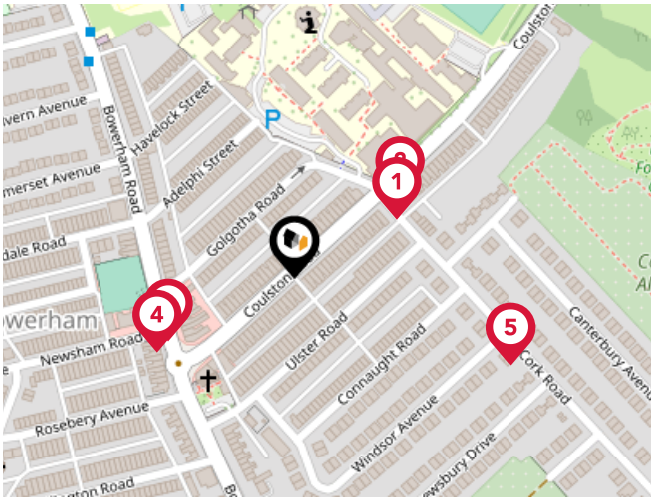


### Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	20.77 miles
	Liverpool John Lennon Airport	48.54 miles
	Manchester Airport	51.38 miles
	Leeds Bradford International Airport	47.38 miles

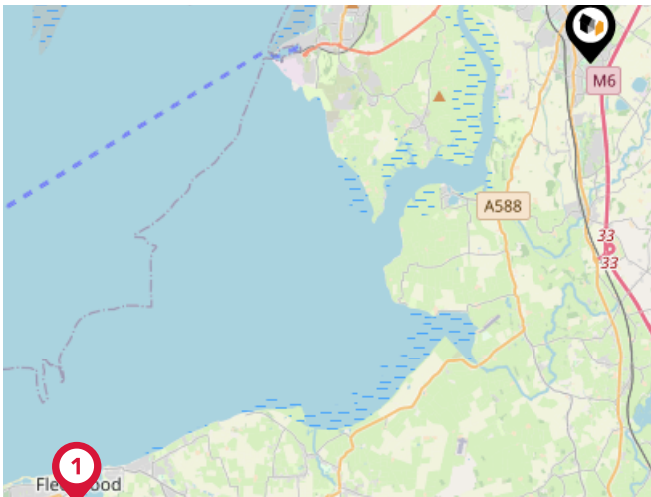
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cork Road	0.06 miles
2	Cork Road	0.07 miles
3	Bowerham Hotel	0.08 miles
4	Bowerham Hotel	0.09 miles
5	Windsor Avenue	0.13 miles



### Local Connections

Pin	Name	Distance
1	Fleetwood Ferry (Blackpool Tramway)	11.79 miles

<b>13, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	26/08/2022	31/10/2016	23/07/2004	02/08/2002	13/07/2001	17/02/1998	
Last Sold Price:	£215,000	£148,000	£141,000	£90,000	£70,000	£59,000	
<b>39, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	12/07/2022	19/02/2007	13/10/2000				
Last Sold Price:	£170,000	£135,000	£60,000				
<b>1, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	31/05/2022	17/05/2013					
Last Sold Price:	£365,000	£198,000					
<b>3, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	13/08/2021	01/12/2006	06/06/1997				
Last Sold Price:	£198,148	£150,000	£50,000				
<b>65, Coulston Road, Lancaster, LA1 3AD</b>							Semi-detached House
Last Sold Date:	23/07/2021	14/08/1996					
Last Sold Price:	£285,000	£68,000					
<b>17, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	21/05/2021	14/01/2002					
Last Sold Price:	£185,000	£70,000					
<b>19, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	02/04/2020	08/01/2001					
Last Sold Price:	£155,000	£57,450					
<b>35, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	12/10/2018	23/12/2009					
Last Sold Price:	£189,000	£134,000					
<b>33, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	22/05/2018	27/10/2003					
Last Sold Price:	£142,500	£98,000					
<b>25, Coulston Road, Lancaster, LA1 3AD</b>							Semi-detached House
Last Sold Date:	16/04/2018	09/11/2007	21/05/2004				
Last Sold Price:	£166,000	£158,000	£137,000				
<b>5, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	16/01/2018	20/07/2000	19/05/1997				
Last Sold Price:	£145,000	£60,000	£55,000				
<b>27, Coulston Road, Lancaster, LA1 3AD</b>							Terraced House
Last Sold Date:	28/11/2017						
Last Sold Price:	£140,500						

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

<b>45, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	24/03/2016	31/01/2011		
Last Sold Price:	£165,000	£150,000		
<b>61, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	09/11/2015	11/12/2006		
Last Sold Price:	£171,000	£134,500		
<b>63, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	26/08/2015	25/09/2013		
Last Sold Price:	£170,000	£120,000		
<b>55, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	11/02/2015	04/07/2001		
Last Sold Price:	£150,000	£69,000		
<b>49, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	10/10/2013	15/07/1999		
Last Sold Price:	£152,500	£60,000		
<b>29, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	21/09/2011	24/11/2006	18/11/1999	
Last Sold Price:	£158,000	£140,000	£58,800	
<b>23, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	07/02/2011	18/07/2002	08/11/1996	
Last Sold Price:	£145,000	£90,000	£55,500	
<b>47, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	17/06/2009			
Last Sold Price:	£120,000			
<b>43, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	04/05/2007			
Last Sold Price:	£125,000			
<b>7, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	04/08/2006	03/09/1999	30/05/1997	
Last Sold Price:	£135,000	£60,000	£45,000	
<b>15, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	05/01/2004	04/08/2000	30/06/1997	
Last Sold Price:	£125,000	£65,000	£55,000	
<b>57, Coulston Road, Lancaster, LA1 3AD</b>				Terraced House
Last Sold Date:	06/09/2002			
Last Sold Price:	£66,000			

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street



<b>51, Coulston Road, Lancaster, LA1 3AD</b>	Terraced House
Last Sold Date: 18/03/2002	
Last Sold Price: £69,000	
<b>9, Coulston Road, Lancaster, LA1 3AD</b>	Terraced House
Last Sold Date: 30/07/2000	
Last Sold Price: £64,000	
<b>21, Coulston Road, Lancaster, LA1 3AD</b>	Terraced House
Last Sold Date: 03/04/1995	
Last Sold Price: £48,500	

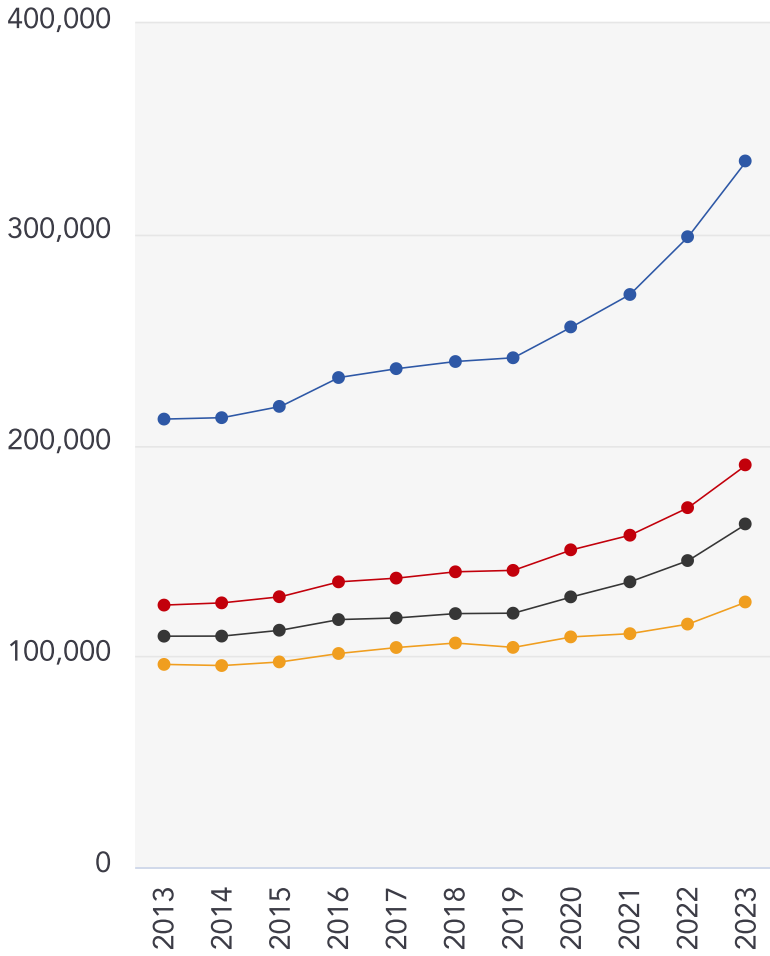
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LA1



Detached

**+57.6%**

Semi-Detached

**+53.49%**

Terraced

**+48.6%**

Flat

**+30.78%**





### CoastNCountry

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Here at CoastNCountry, we are Lancaster's newest independent Hybrid Estate Agency, with a focus on customer service and the convenience of modern technology.

We are your local property experts in the Lancaster and Bay area. With our local knowledge and research, we can give you all the help and advice you need to make your sale run smoothly.

We offer all the traditional customer service you could want with every aspect of modern technology, to make selling your house as smooth as possible

As over 90% of property buyers now begin their search online, our business model allows us to work free of a shop front. This allows us to plough those cost savings back to you, the customer, meaning you get all of this fantastic service for a lower fee than you'd expect to pay a high street agent.

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### Testimonial 1



Brilliant service! Every issue encountered has been fixed quickly and safely. Calvin always on hand to help and generally really happy with my whole experience. The flat is modern and really big.

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### Testimonial 2



Matt and his team are very helpful and friendly. They are really knowledgeable about the local area and have an excellent selection of properties. Would recommend to anyone!

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### Testimonial 3



Outstanding customer service, I was well looked after and found the transition into my new abode a pleasant one... well done team!

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of CoastNCountry or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by CoastNCountry and therefore no warranties can be given as to their good working order.

# CoastNCountry

## 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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