

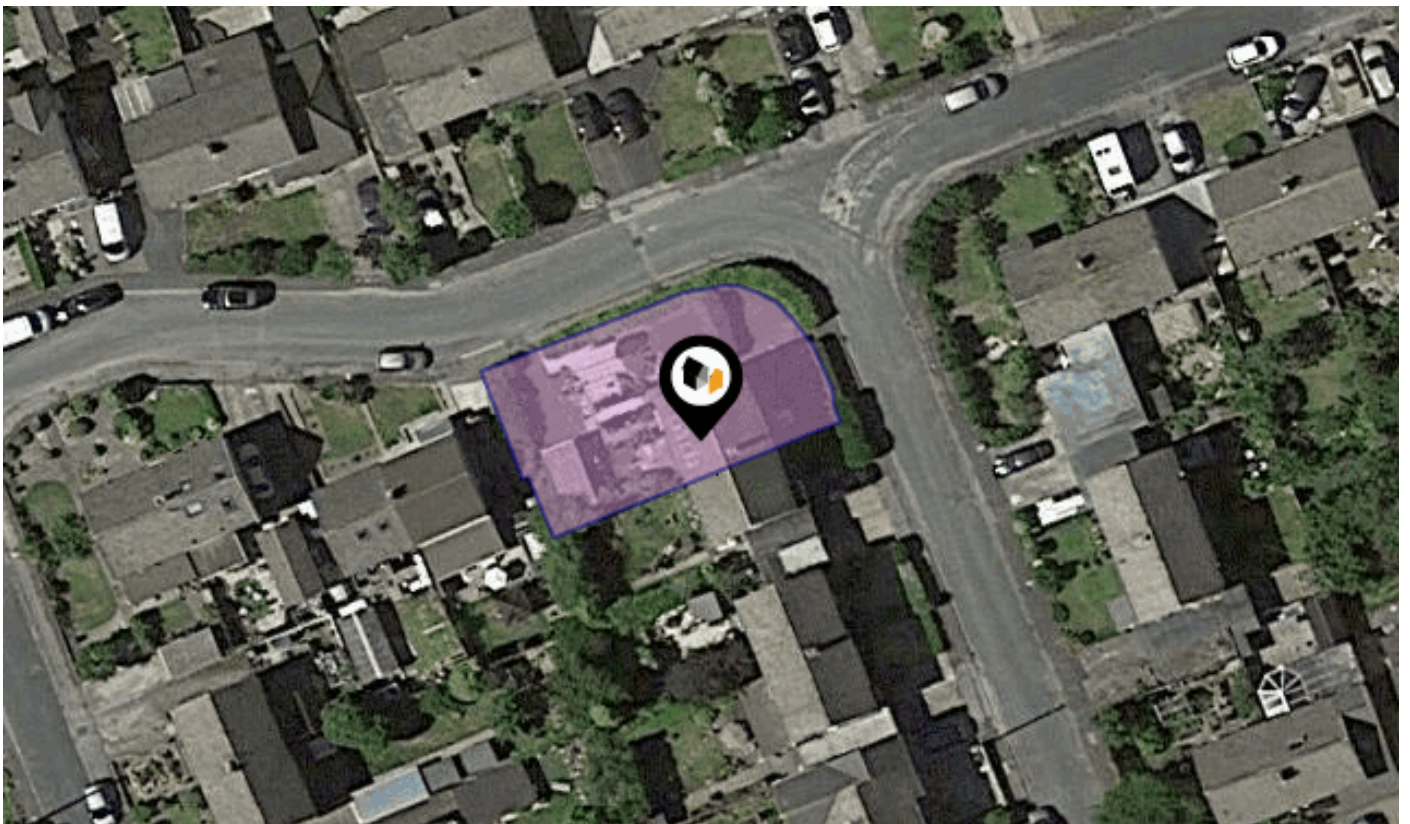


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th February 2023



SYCAMORE CRESCENT, BROOKHOUSE, LANCASTER, LA2

CoastNCountry

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Introduction

Our Comments



A chance to purchase this wonderful corner plot semi detached home, boasting private gardens to the front, side and rear. Set in the heart of the Lune Valley and its village location, it really does tick lots of boxes.

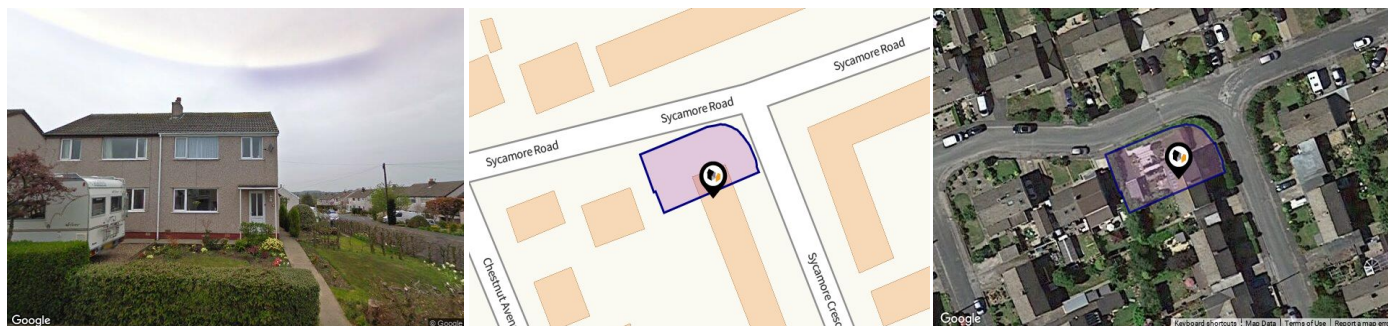
Although in need of some modernisation, the property boasts plenty of living space both internally and externally.

Briefly comprising of a spacious lounge with feature fireplace and galley style kitchen to the ground floor with access to the rear garden. The 3 bedrooms, two of which are doubles and the bathroom are located on the first floor.

The detached garage is a great versatile space that you could convert into a home office, gym or simply keep to store the car and tools.

We highly recommend viewing so you can fully appreciate it's potential.

It is available chain free with offers over £215,000



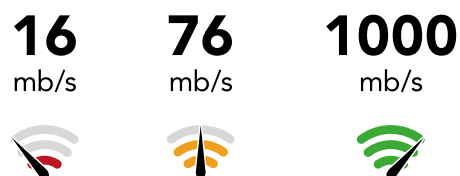
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,860		
Title Number:	LA873794		
UPRN:	100010476081		

Local Area

Local Authority:	Lancaster City
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Energy rating

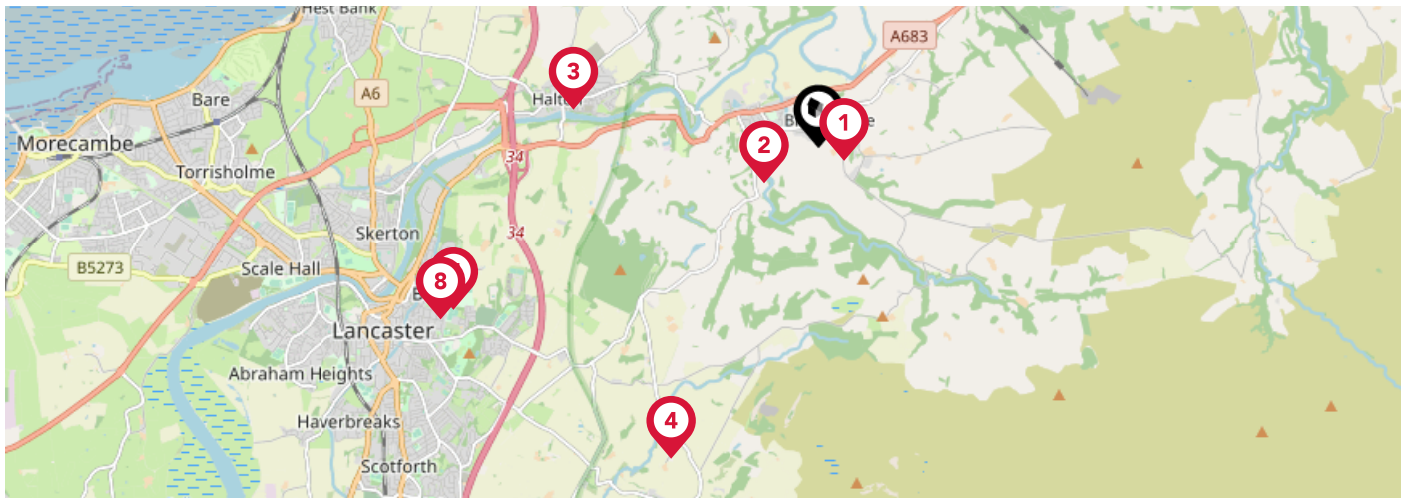
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Valid until 25.01.2033

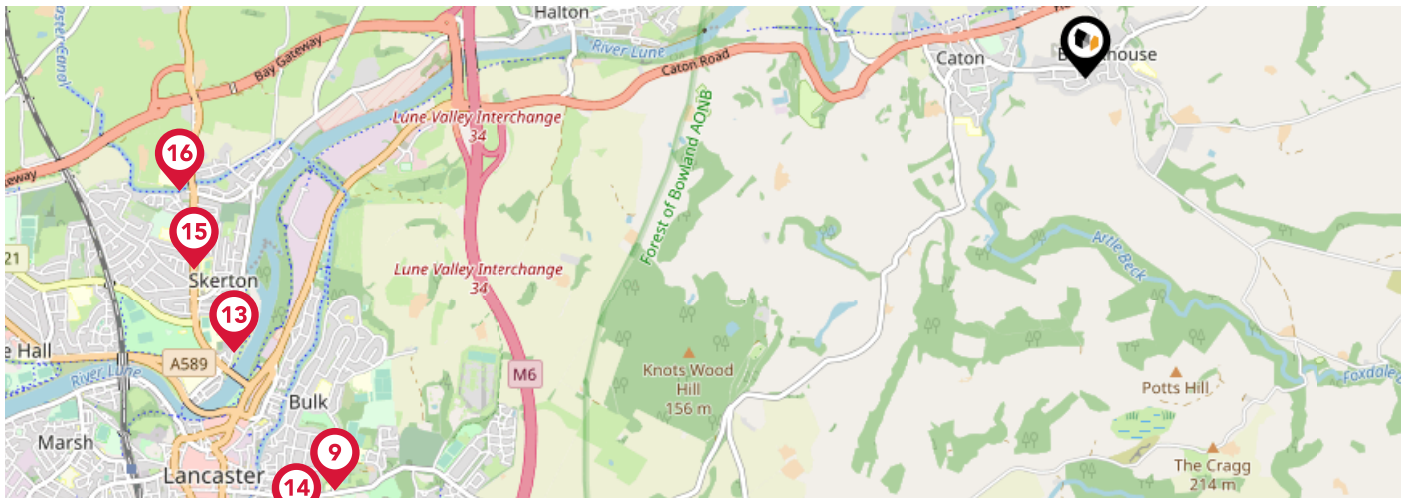
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 400+ mm loft insulation
Roof Energy:	Very good
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 50% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	74 m ²



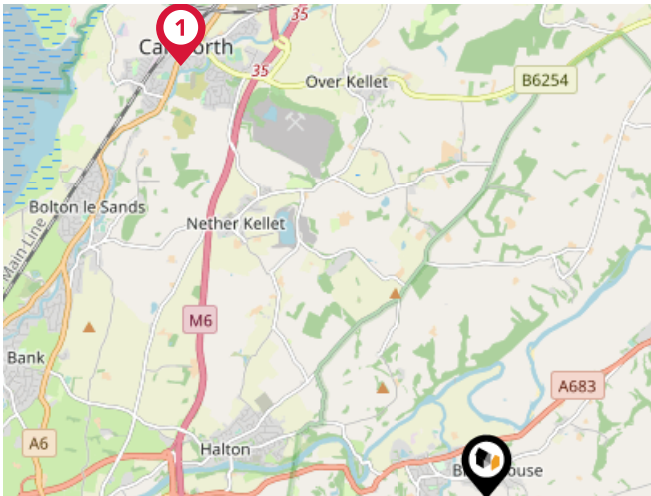
		Nursery	Primary	Secondary	College	Private
1	Caton St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 175 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Caton Primary School Ofsted Rating: Good Pupils: 35 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Wilfrid's Cof E Primary School Ofsted Rating: Good Pupils: 247 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Quernmore Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 98 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Nether Kellet Community Primary School Ofsted Rating: Outstanding Pupils: 110 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Over Kellet Wilson's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Central Lancaster High School Ofsted Rating: Good Pupils: 555 Distance:3.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Castle View Primary Ofsted Rating: Not Rated Pupils:0 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Lancaster Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hornby St Margaret's Church of England Primary School Ofsted Rating: Good Pupils: 52 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oneschool Global Uk Lancaster Campus Ofsted Rating: Not Rated Pupils: 73 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bolton-le-Sands Church of England Primary School Ofsted Rating: Outstanding Pupils: 307 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chadwick High School Ofsted Rating: Good Pupils: 36 Distance:3.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Royal Grammar School Ofsted Rating: Good Pupils: 1149 Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skerton St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaumont College - A Salutem/Ambito College Ofsted Rating: Good Pupils:0 Distance:3.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

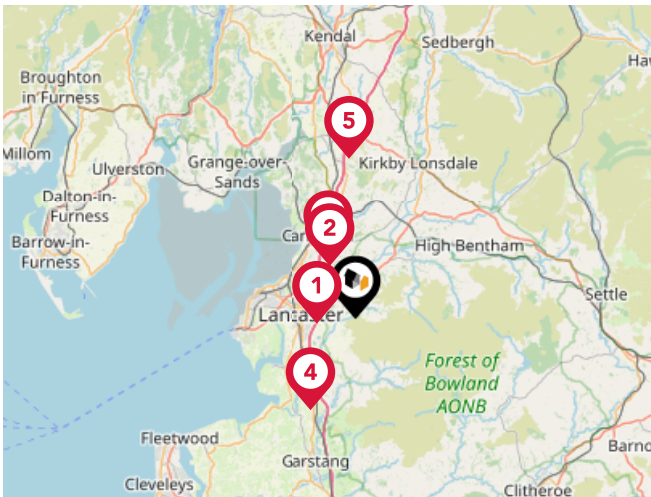
Area

Transport (National)



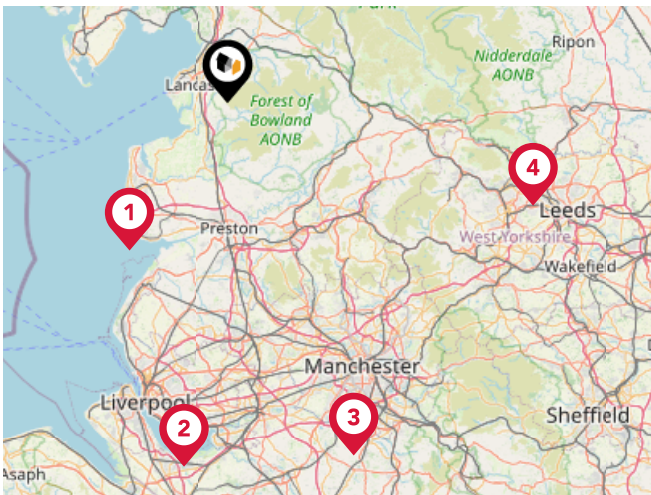
National Rail Stations

Pin	Name	Distance
1	Carnforth Rail Station	4.61 miles
2	Lancaster Rail Station	4.52 miles
3	Bare Lane Rail Station	5.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	2.67 miles
2	M6 J35	4.07 miles
3	A601(M) J35A	4.95 miles
4	M6 J33	7.02 miles
5	M6 J36	11.15 miles

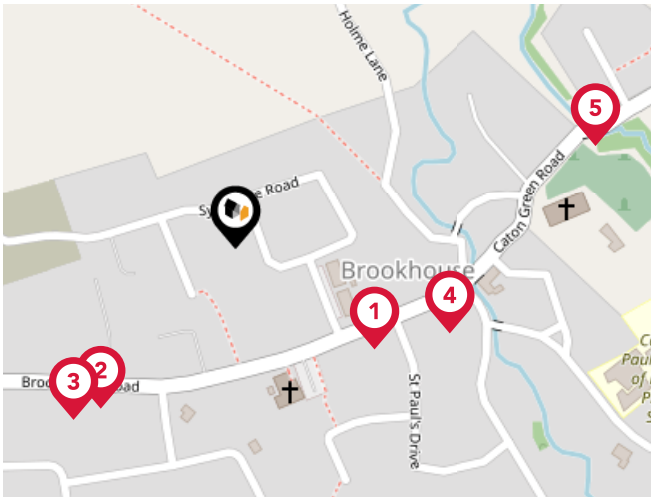


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	24.7 miles
2	Liverpool John Lennon Airport	51.38 miles
3	Manchester Airport	52.48 miles
4	Leeds Bradford International Airport	44.87 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Black Bull	0.09 miles
2	Four Winds	0.11 miles
3	Four Winds	0.13 miles
4	Black Bull	0.12 miles
5	Kirkbeck Close	0.2 miles

13, Sycamore Crescent, Lancaster, LA2 9PD		Semi-detached House	
Last Sold Date:	23/09/2022	01/08/1996	
Last Sold Price:	£285,000	£47,500	
2, Sycamore Crescent, Lancaster, LA2 9PD		Terraced House	
Last Sold Date:	22/11/2019	13/02/1998	
Last Sold Price:	£180,000	£40,000	
19, Sycamore Crescent, Lancaster, LA2 9PD		Terraced House	
Last Sold Date:	24/02/2017		
Last Sold Price:	£165,000		
7, Sycamore Crescent, Lancaster, LA2 9PD		Semi-detached House	
Last Sold Date:	01/05/2015	03/09/2007	
Last Sold Price:	£145,000	£162,000	
11, Sycamore Crescent, Lancaster, LA2 9PD		Terraced House	
Last Sold Date:	13/04/2006	28/07/2000	20/11/1997
Last Sold Price:	£149,000	£60,000	£47,500
5, Sycamore Crescent, Lancaster, LA2 9PD		Detached House	
Last Sold Date:	30/04/2003		
Last Sold Price:	£55,000		
4, Sycamore Crescent, Lancaster, LA2 9PD		Semi-detached House	
Last Sold Date:	12/03/1999		
Last Sold Price:	£52,000		
6, Sycamore Crescent, Lancaster, LA2 9PD		Semi-detached House	
Last Sold Date:	18/12/1998		
Last Sold Price:	£45,250		

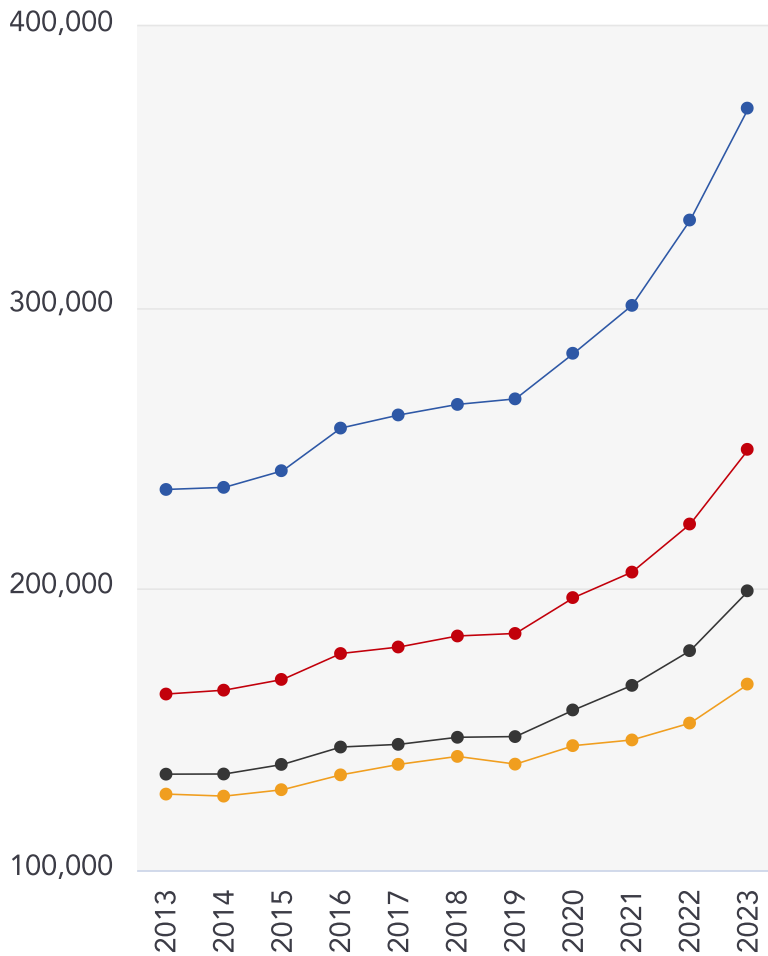
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LA2



Detached

+57.6%

Semi-Detached

+53.49%

Terraced

+48.6%

Flat

+30.78%

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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