

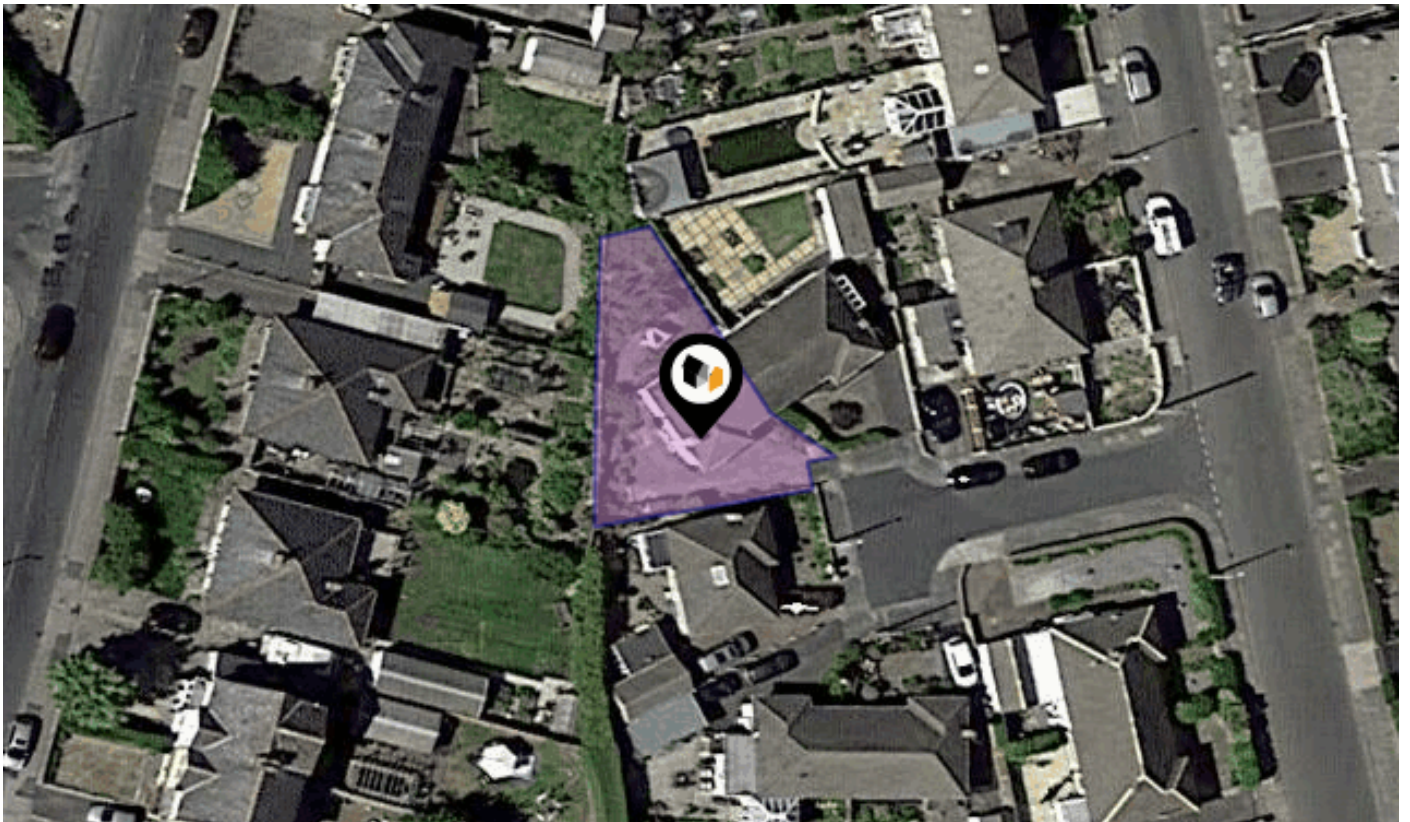


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th March 2023



PARKLANDS GROVE, HEYSHAM, MORECAMBE, LA3

CoastNCountry

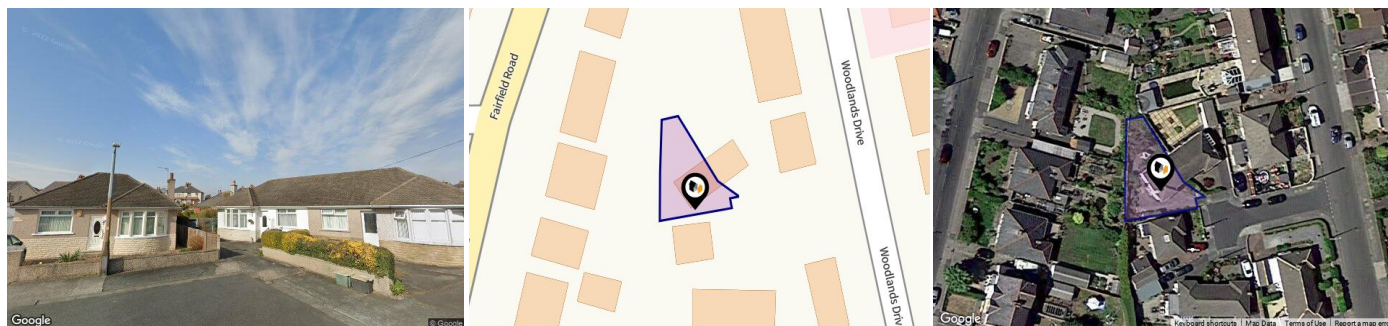
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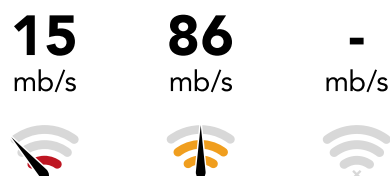
Property

Type:	Semi-Detached	Last Sold £/ft²:	£78
Bedrooms:	2	Tenure:	Freehold
Floor Area:	548 ft ² / 51 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£1,628		
Title Number:	LA875939		
UPRN:	200001607530		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

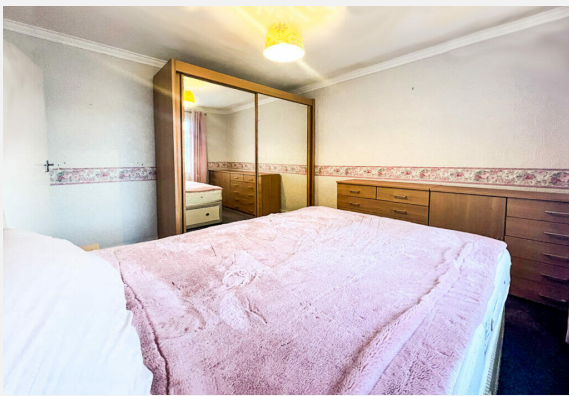


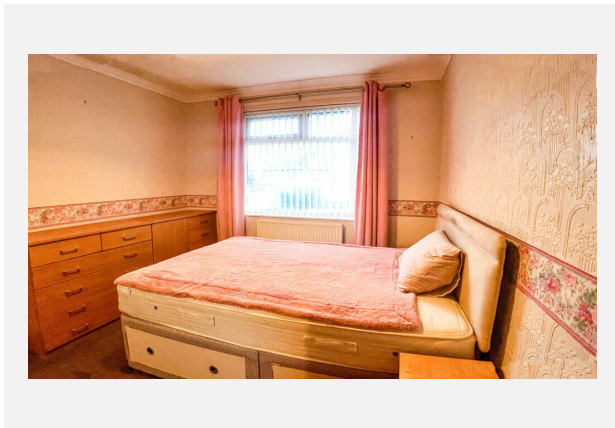
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







PARKLANDS GROVE, HEYSHAM, MORECAMBE, LA3

Parklands Grove

Approximate Gross Internal Area = 51.2 sq m / 551 sq ft

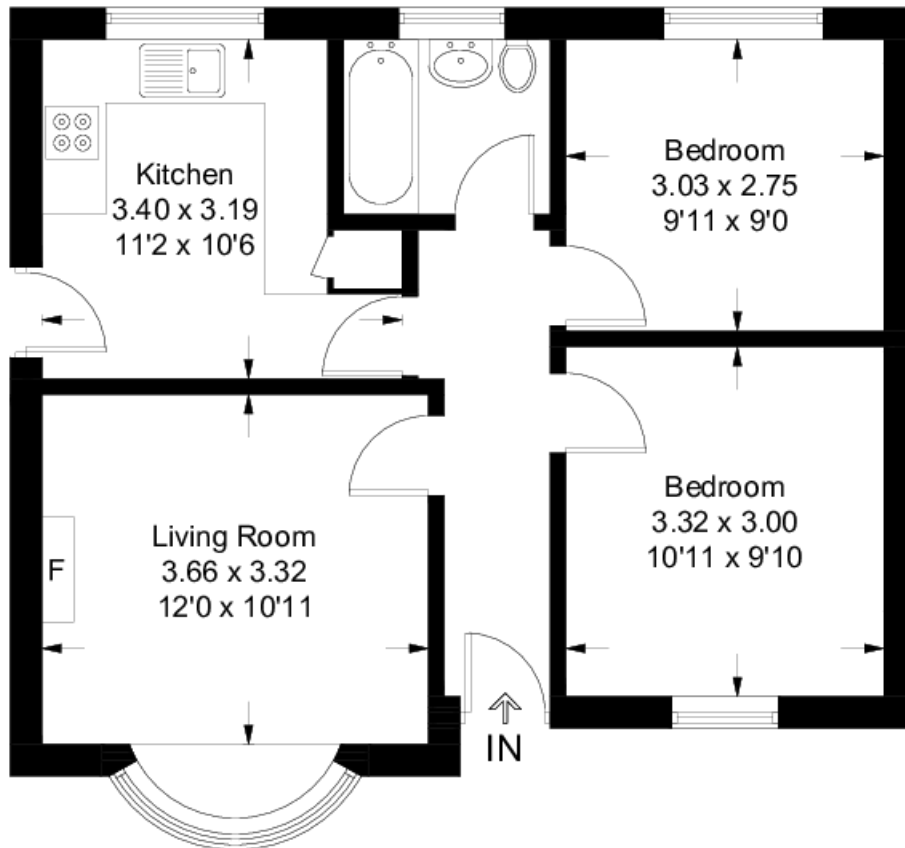


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.Usketch.com © (948262)

Energy rating

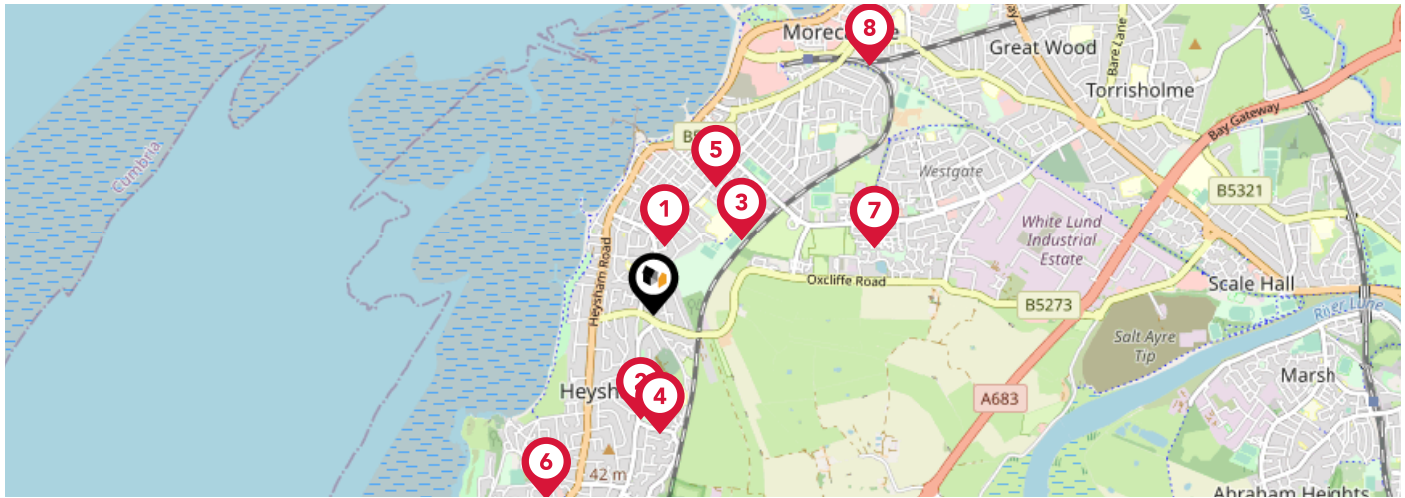
C

Valid until 16.03.2033

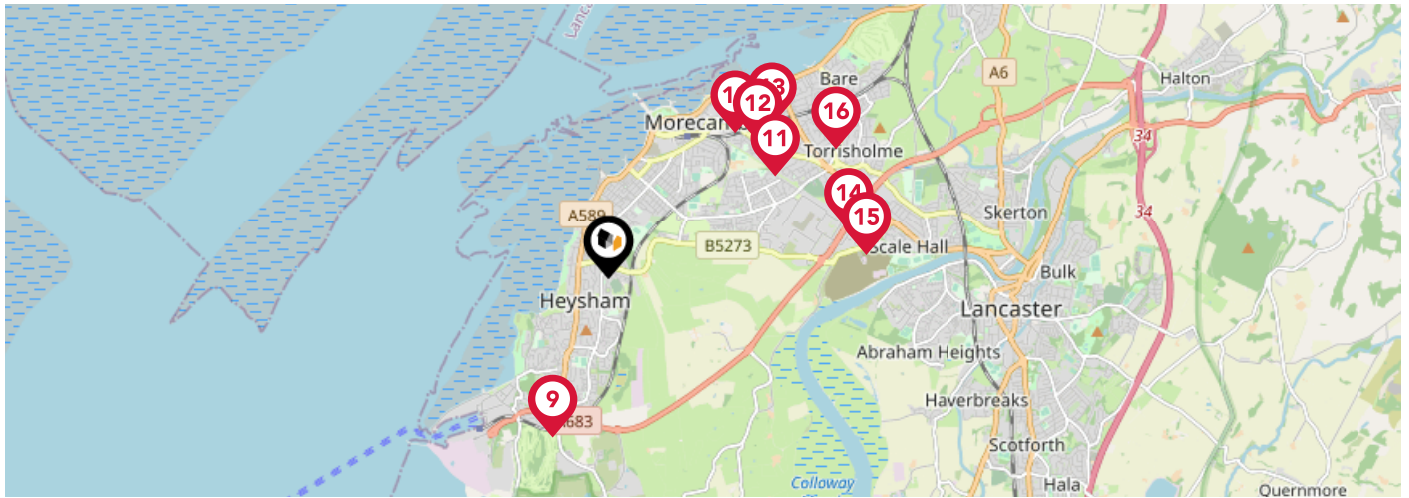
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
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:	51 m ²



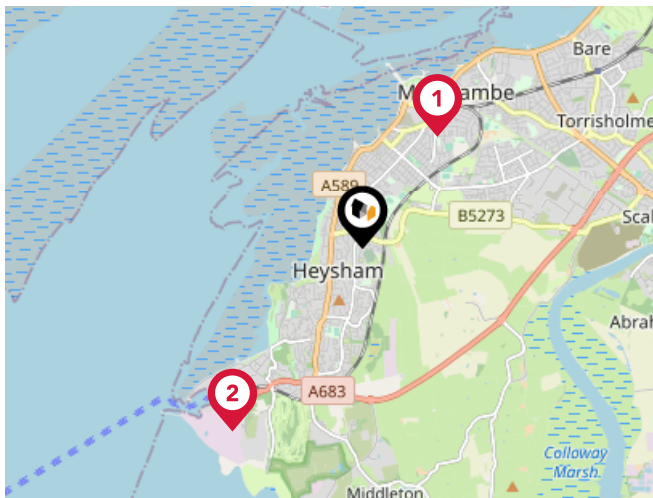
		Nursery	Primary	Secondary	College	Private
	Morecambe and Heysham Sandylands Community Primary School Ofsted Rating: Good Pupils: 446 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mossgate Primary School Ofsted Rating: Good Pupils: 210 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bay Leadership Academy Ofsted Rating: Inadequate Pupils: 689 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 199 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West End Primary School Ofsted Rating: Good Pupils: 190 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heysham St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 245 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morecambe and Heysham Westgate Primary School Ofsted Rating: Good Pupils: 602 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morecambe Bay Community Primary School Ofsted Rating: Good Pupils: 311 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Trumacar Nursery and Community Primary School Ofsted Rating: Good Pupils: 390 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Poulton-le-Sands Church of England Primary School Ofsted Rating: Good Pupils: 179 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Road Primary School Ofsted Rating: Good Pupils: 536 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School, Morecambe Ofsted Rating: Good Pupils: 174 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morecambe Bay Academy Ofsted Rating: Inadequate Pupils: 1151 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morecambe Road School Ofsted Rating: Good Pupils: 158 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morecambe and Heysham Grosvenor Park Primary School Ofsted Rating: Good Pupils: 317 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Wood Primary School Ofsted Rating: Good Pupils: 412 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

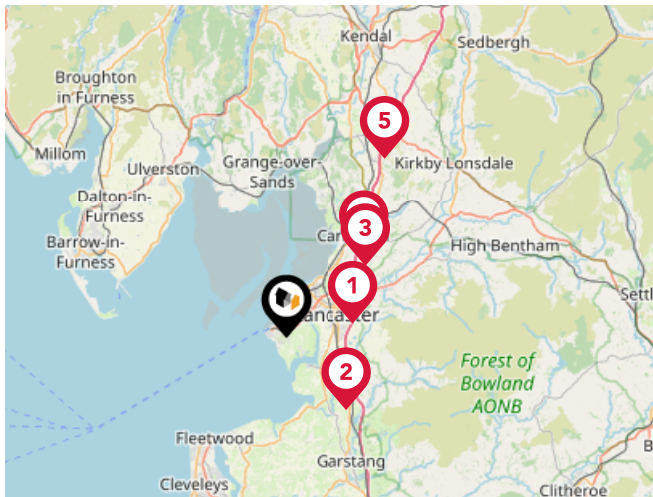
Area

Transport (National)



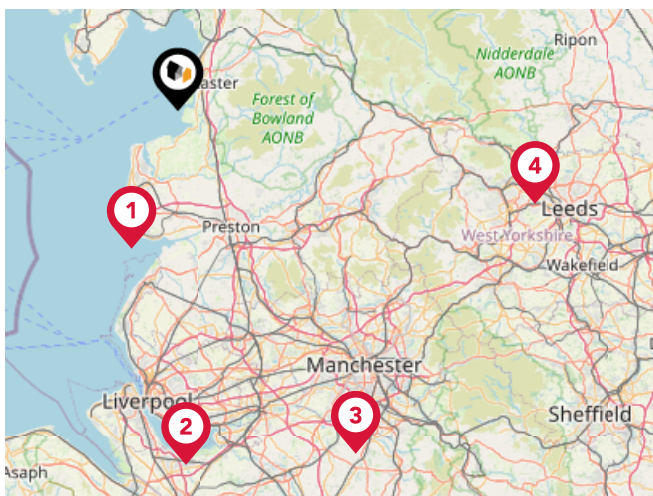
National Rail Stations

Pin	Name	Distance
1	Morecambe Rail Station	1.17 miles
2	Heysham Port Rail Station	1.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	4.75 miles
2	M6 J33	6.53 miles
3	M6 J35	7.38 miles
4	A601(M) J35A	7.95 miles
5	M6 J36	14.21 miles

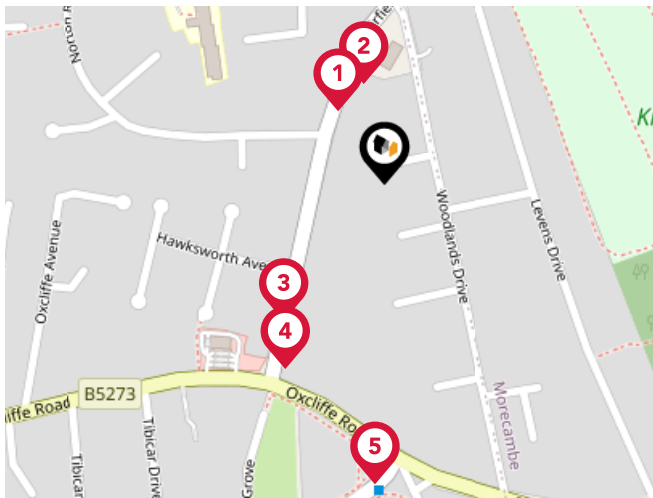


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	20.27 miles
2	Liverpool John Lennon Airport	49.7 miles
3	Manchester Airport	54.22 miles
4	Leeds Bradford International Airport	51.51 miles

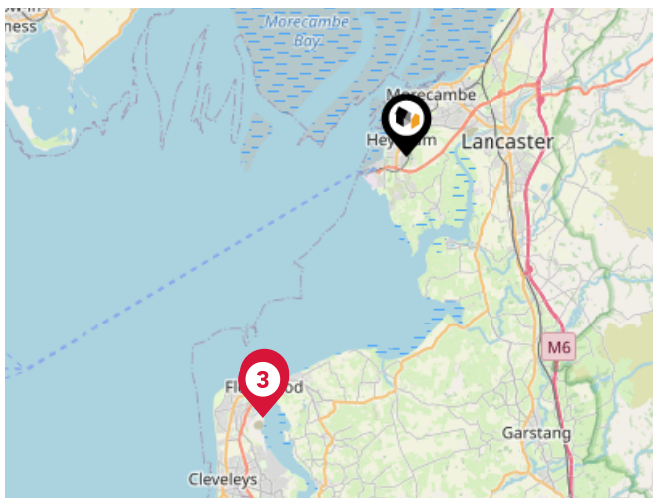
Area

Transport (Local)



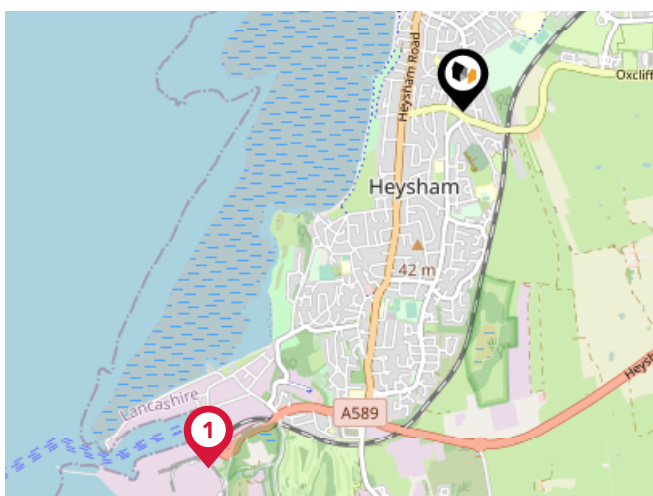
Bus Stops/Stations

Pin	Name	Distance
1	Ambulance Station	0.05 miles
2	Ambulance Station	0.06 miles
3	Hawksworth Avenue	0.09 miles
4	Hawksworth Avenue	0.11 miles
5	Kingsway	0.16 miles



Local Connections

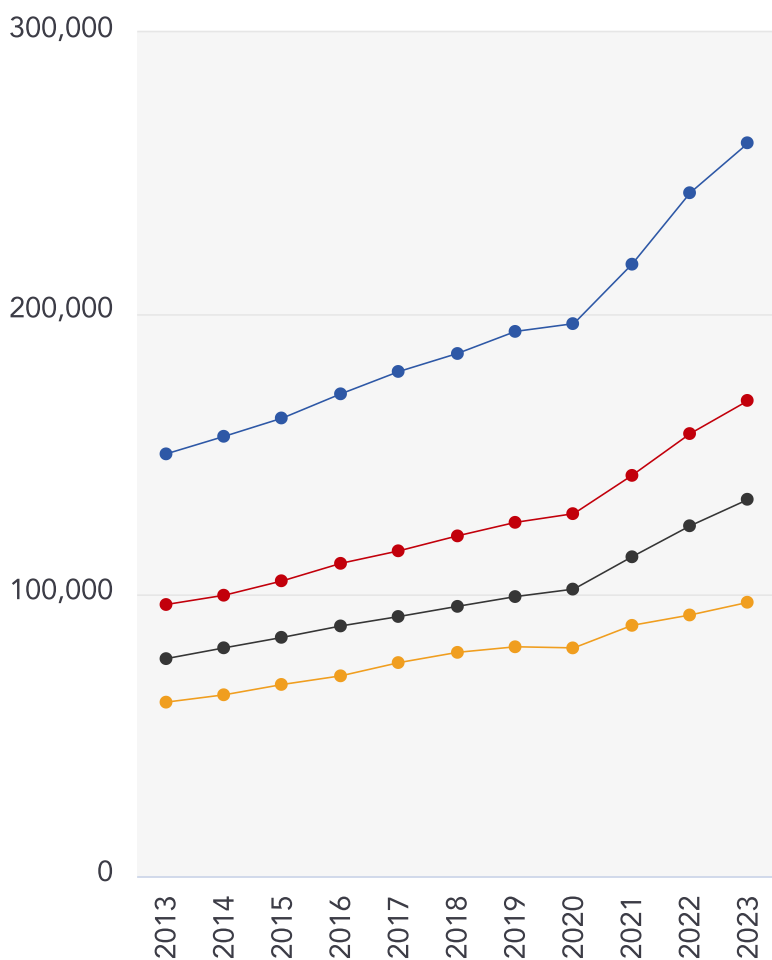
Pin	Name	Distance
1	Fleetwood Ferry (Blackpool Tramway)	10.2 miles
2	Pharos Street (not in use) (Blackpool Tramway)	10.25 miles
3	Victoria Street (Blackpool Tramway)	10.38 miles



Ferry Terminals

Pin	Name	Distance
1	Heysham Ferry Terminal	1.91 miles

10 Year History of Average House Prices by Property Type in LA3



Detached

+73.66%

Semi-Detached

+75.12%

Terraced

+73.24%

Flat

+57.4%



CoastNCountry

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.

Testimonial 1



I found Sarah Horn to be knowledgeable, friendly and very approachable. An honest achievable valuation was given, and the house sold quickly. Sarah was always available to iron out and advise on any problems that arose during the process. I would definitely recommend CoastnCountry estate agents, and they do not cost the earth.

Testimonial 2



I just cannot praise Coast n Country enough on such a professional service they have provided. Nothing was a problem any questions we needed answered were swiftly answered. 5 star service, well done to Matt and his team. We would also like to give Sarah Horn a special mention for dealing with the sale and going above and beyond. Thank you all so much.

Testimonial 3



Outstanding service and professional knowledge. Sarah showed a real passion to support us and ensure that our purchase was completed in line with our expectations. Thank you so much!

Testimonial 4



My estate agent was very professional, friendly and on top of things. My house purchase went as smoothly as it could get. Definitely recommend them.

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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