

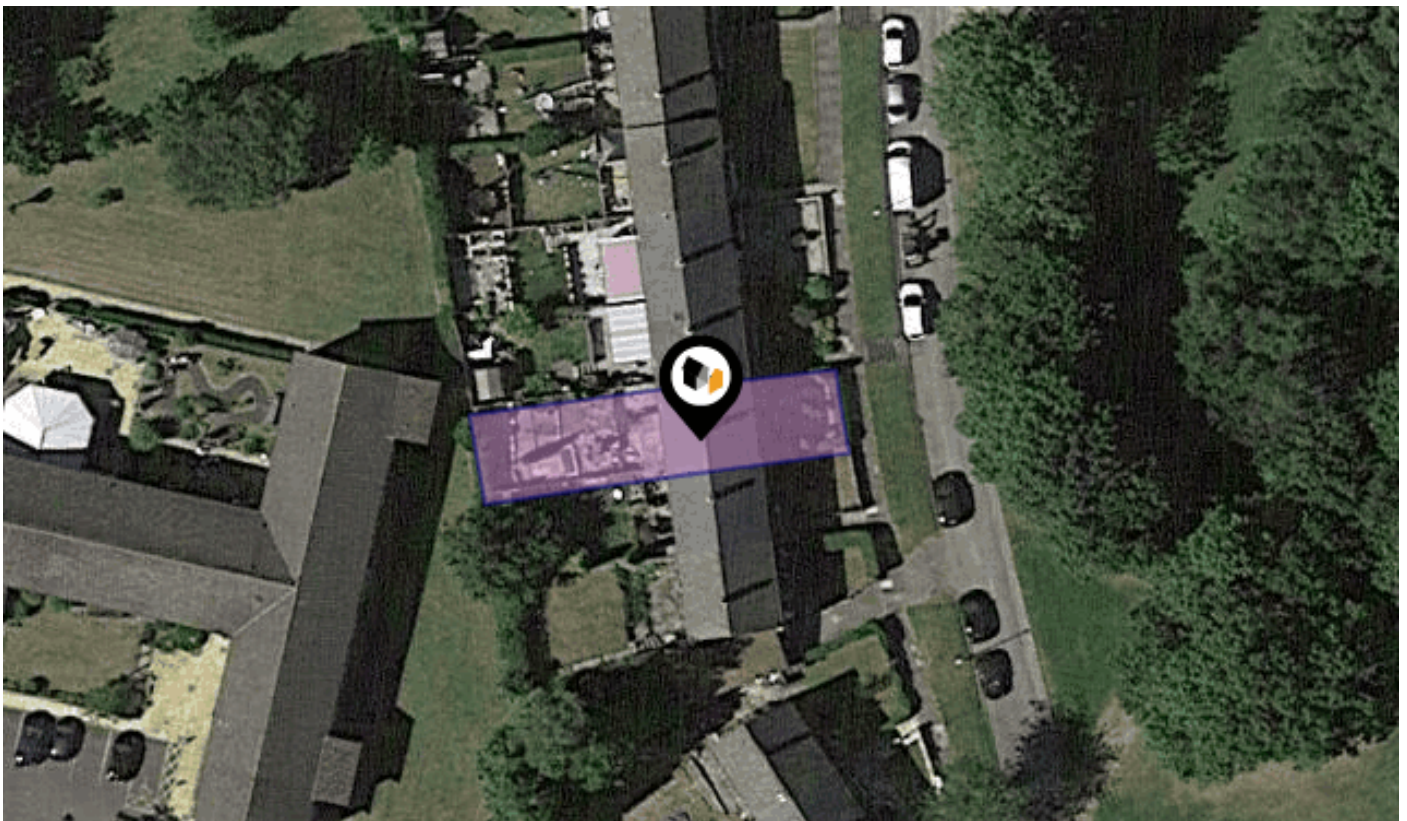


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd June 2023



AMBLESIDE ROAD, LANCASTER, LA1

Price Guide : £170,000

CoastNCountry

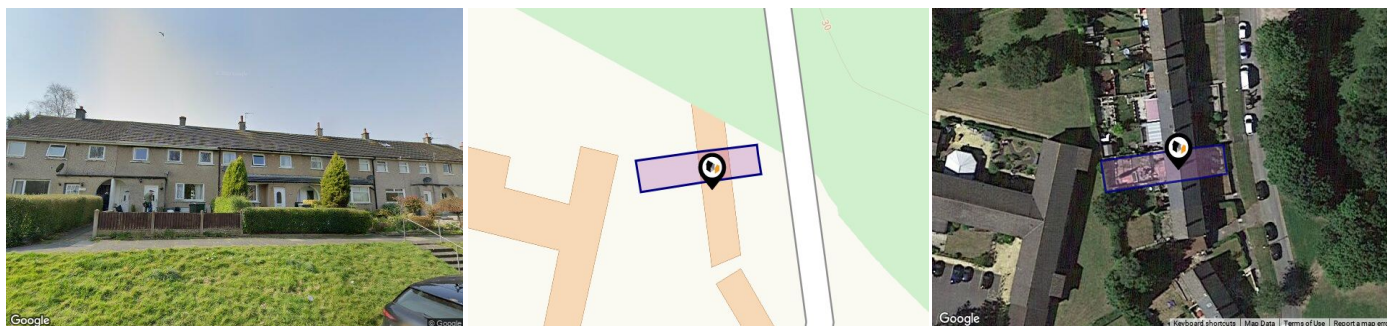
69 Penny Street, Lancaster, LA1 1XF

01524 66931

kellie@coastncountry.co.uk

www.coastncountry.co.uk





Property

Type:	Terraced	Last Sold £/ft²:	£134
Bedrooms:	3	Price Guide:	£170,000
Floor Area:	893 ft ² / 83 m ²	Tenure:	Freehold
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,395		
Title Number:	LA925478		
UPRN:	100010459471		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		25	1000
(Rivers & Seas)	Very Low	mb/s	mb/s
(Surface Water)	Very Low		

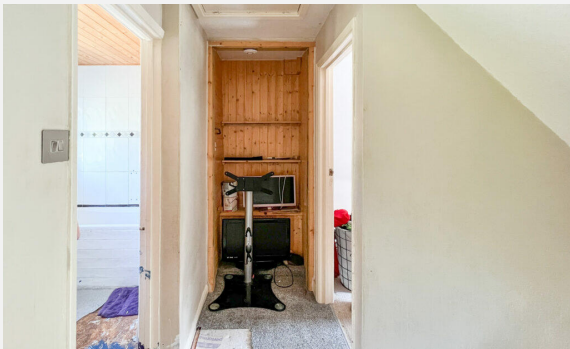
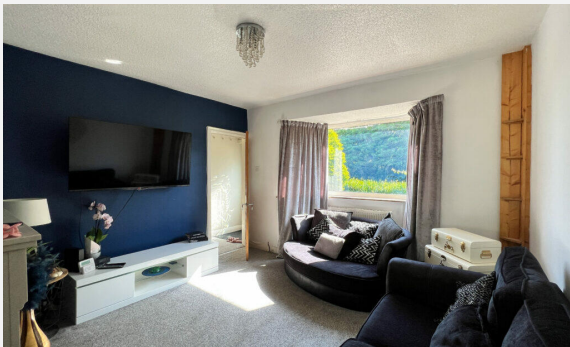


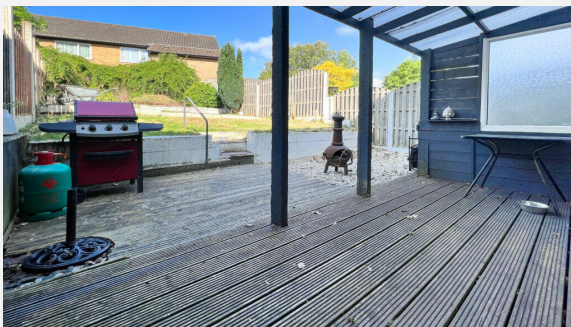
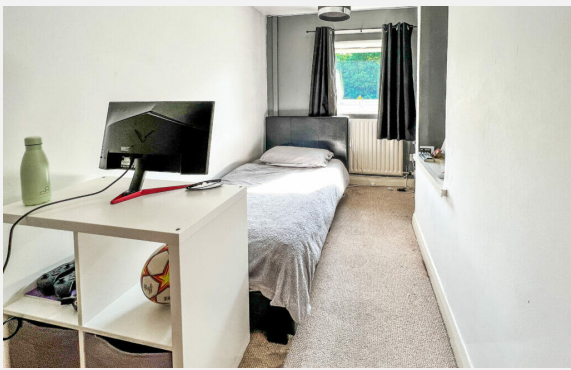
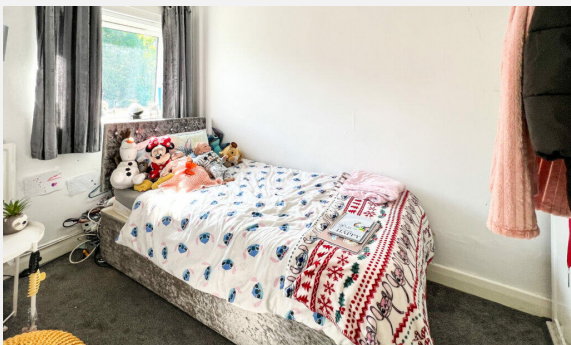
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







AMBLESIDE ROAD, LANCASTER, LA1



Ground Floor



First Floor

Ambleside Road, LA1

Energy rating

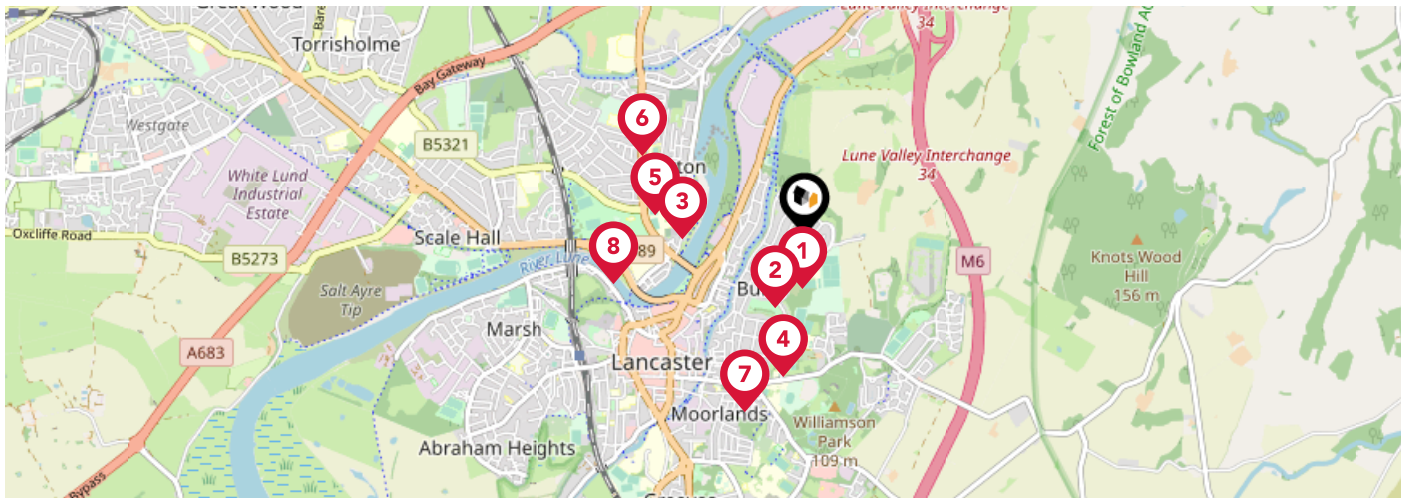
C

Valid until 08.07.2024

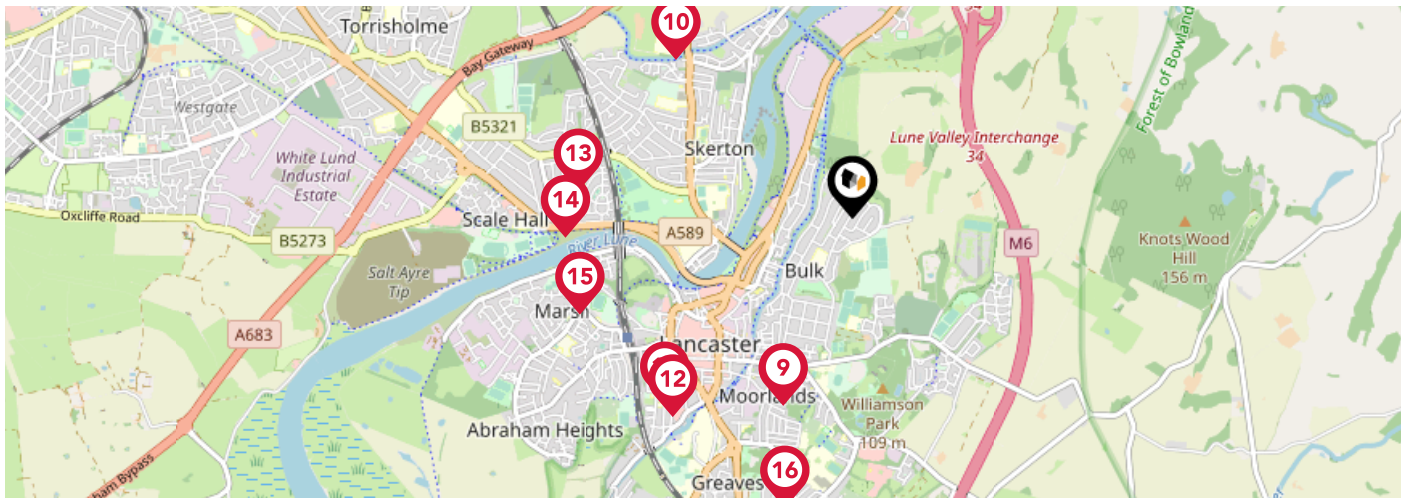
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²



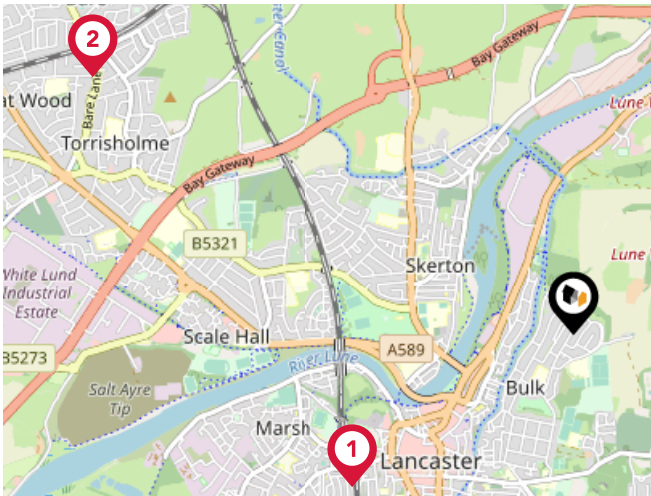
		Nursery	Primary	Secondary	College	Private
	Central Lancaster High School Ofsted Rating: Good Pupils: 555 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle View Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.34	<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:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Lancaster Ofsted Rating: Special Measures Pupils: 185 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skerton St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Royal Grammar School Ofsted Rating: Good Pupils: 1149 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's Catholic College Ofsted Rating: Requires Improvement Pupils: 884 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Cathedral Catholic Primary School, Lancaster Ofsted Rating: Good Pupils: 203 Distance:0.87	<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:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Dallas Road Community Primary School Ofsted Rating: Good Pupils: 417 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Girls' Grammar School Ofsted Rating: Outstanding Pupils: 958 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Ryelands Primary School Ofsted Rating: Good Pupils: 411 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Loyne Specialist School Ofsted Rating: Outstanding Pupils: 117 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Steiner School Ofsted Rating: Requires improvement Pupils: 30 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowerham Primary & Nursery School Ofsted Rating: Good Pupils: 484 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

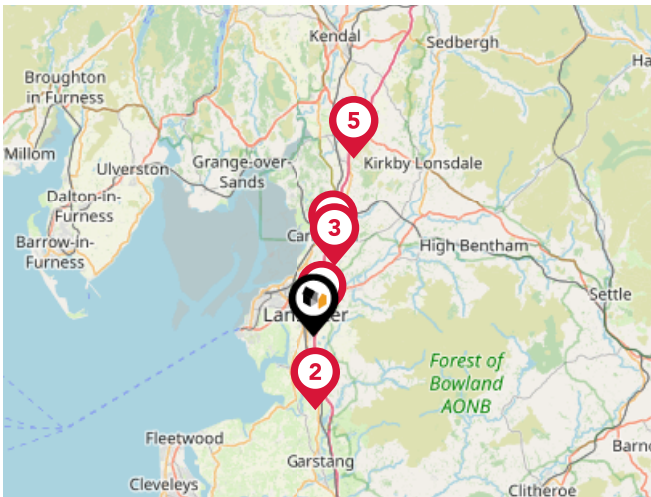
Area

Transport (National)



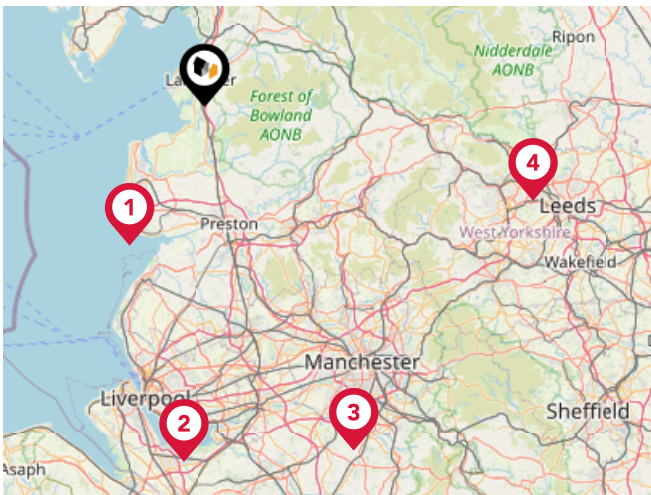
National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	1.17 miles
2	Bare Lane Rail Station	2.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	1.04 miles
2	M6 J33	5.13 miles
3	M6 J35	5 miles
4	A601(M) J35A	5.87 miles
5	M6 J36	12.61 miles

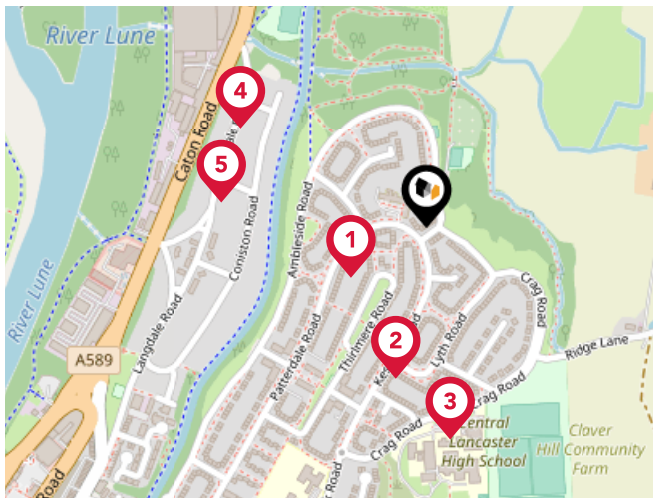


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	22.05 miles
2	Liverpool John Lennon Airport	49.92 miles
3	Manchester Airport	52.57 miles
4	Leeds Bradford International Airport	47.57 miles

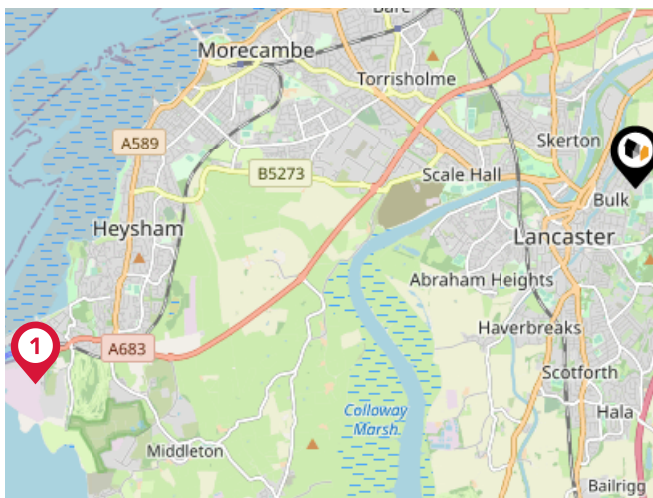
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cartmel Road	0.1 miles
2	Lyth Road	0.17 miles
3	Central Lancaster High School	0.23 miles
4	Grizedale Rd	0.23 miles
5	Grizedale Road	0.23 miles



Ferry Terminals

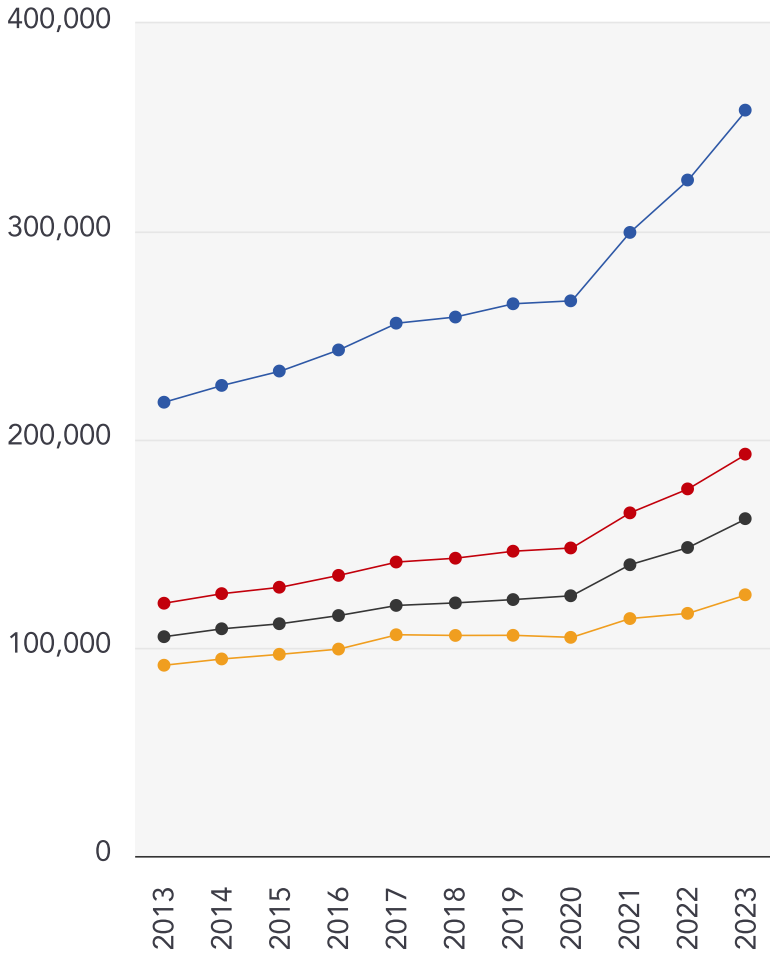
Pin	Name	Distance
1	Heysham Ferry Terminal	5.49 miles

Market

House Price Statistics



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



Detached

+64.37%

Semi-Detached

+58.98%

Terraced

+53.82%

Flat

+36.94%



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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