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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th January 2024



DORRINGTON ROAD, LANCASTER, LA1

Asking Price : £165,000

JDG Estate Agents

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Introduction

Our Comments



The Location

Welcome to Dorrington Road, situated in the highly sought-after Greaves neighbourhood in South Lancaster. Its popularity is attributed, in part, to excellent transportation connections, including the M6 junction reachable within approximately 15 minutes and Lancaster Train Station just a 20-minute walk away.

The proximity to both Lancaster University campuses and the hospital adds to its appeal. Nearby on Scotforth Road, you'll discover a range of local shops and businesses, while larger supermarkets are easily accessible in the city center. Moreover, Dorrington Road falls within the catchment area of several top-notch local schools, offering highly-rated primary and secondary education options right at your doorstep.

Property Overview

This spacious end-terrace residence boasts three bedrooms and comes complete with the convenience of gas central heating and double-glazed windows. As you step inside, you'll find a spacious lounge and a second reception room nestled in the heart of the property. To the rear, there's a generously sized kitchen and access out to the rear garden.

Head upstairs and discover three inviting bedrooms, each offering its unique character. Completing the upper floor is a compact yet functional shower room, equipped with a toilet and washbasin.

This home presents an abundance of space both inside and out. The expansive rear garden requires minimal maintenance and offers a great space to enjoy during the summer months. Don't miss the chance to transform this property into your dream home.

Additional information

- Three bedroom end terrace
- Good sized, low maintenance rear garden
- Gas central heated (combination boiler is only 3 years old as of Aug 2023) and the home is double glazed
- Located in a sought after area of South Lancaster
- Available now: CHAIN FREE



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	797 ft ² / 74 m ²
Plot Area:	0.03 acres
Council Tax :	Band B
Annual Estimate:	£1,628
Title Number:	LA613265
UPRN:	100010464973

Last Sold £/ft²:	£134
Asking Price:	£165,000
Tenure:	Freehold

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	147 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos





DORRINGTON ROAD, LANCASTER, LA1



Property EPC - Certificate



LANCASTER, LA1

Energy rating

D

Valid until 26.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 82 B
69-80	C		
55-68	D	← 61 D	
39-54	E		
21-38	F		
1-20	G		

Property

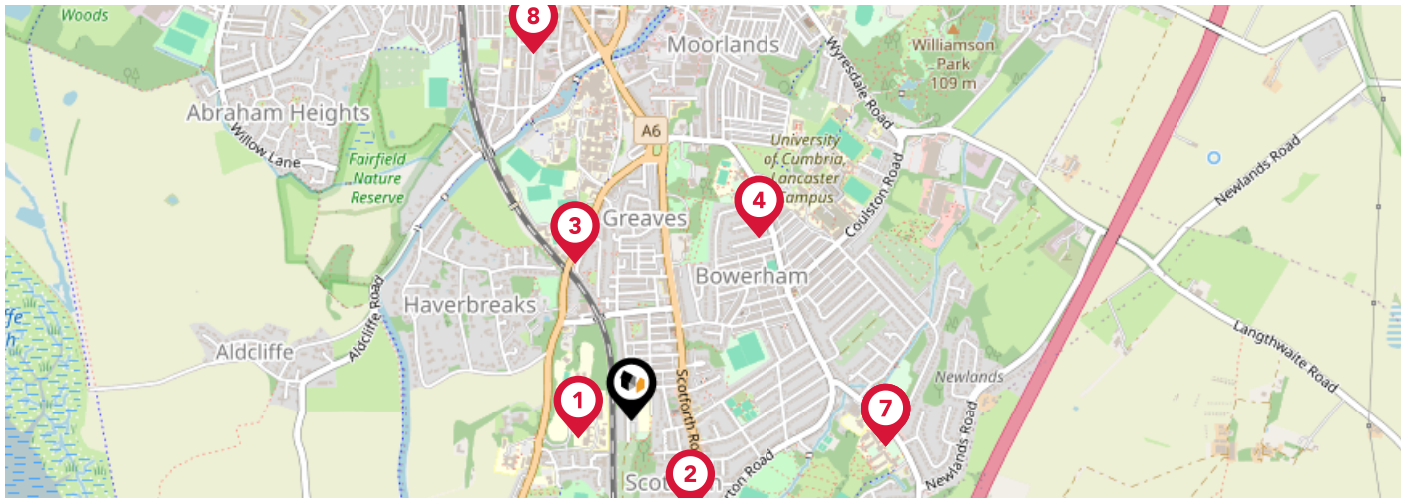
EPC - Additional Data



Additional EPC Data

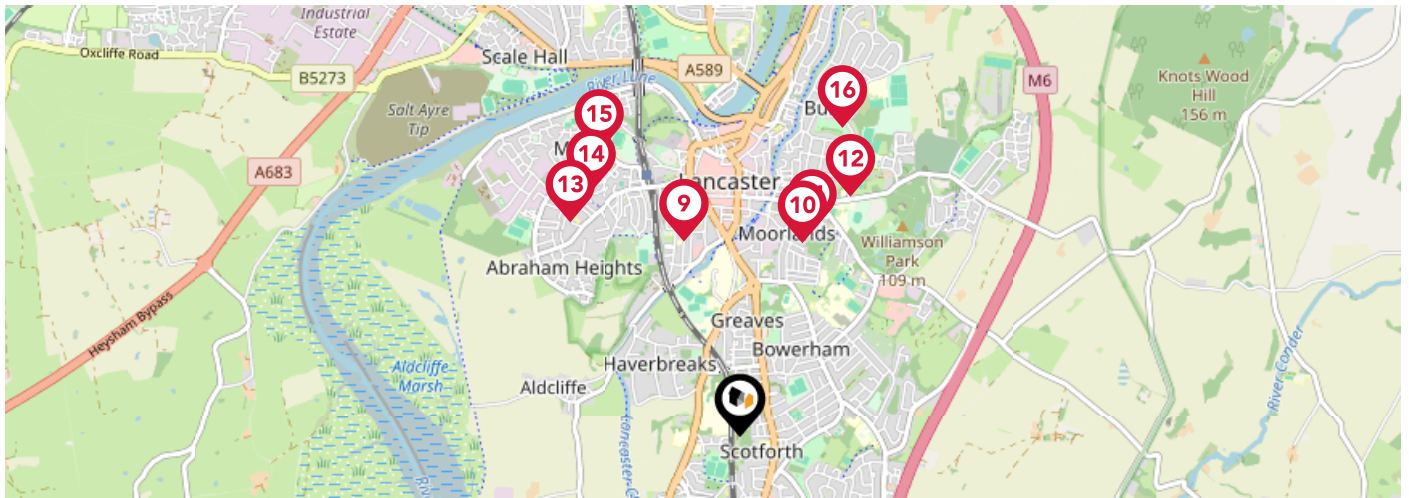
Property Type:	End-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	83 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Jamea Al Kauthar Ofsted Rating: Good Pupils: 310 Distance:0.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Scotforth St Paul's Church of England Primary and Nursery School Ofsted Rating: Outstanding Pupils: 234 Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ripley St Thomas Church of England Academy Ofsted Rating: Outstanding Pupils: 1733 Distance:0.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Bowerham Primary & Nursery School Ofsted Rating: Good Pupils: 484 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Moorside Primary School Ofsted Rating: Good Pupils: 586 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Bernadette's Catholic Primary School, Lancaster Ofsted Rating: Outstanding Pupils: 212 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Stepping Stones School Ofsted Rating: Outstanding Pupils: 11 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lancaster Girls' Grammar School Ofsted Rating: Outstanding Pupils: 958 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

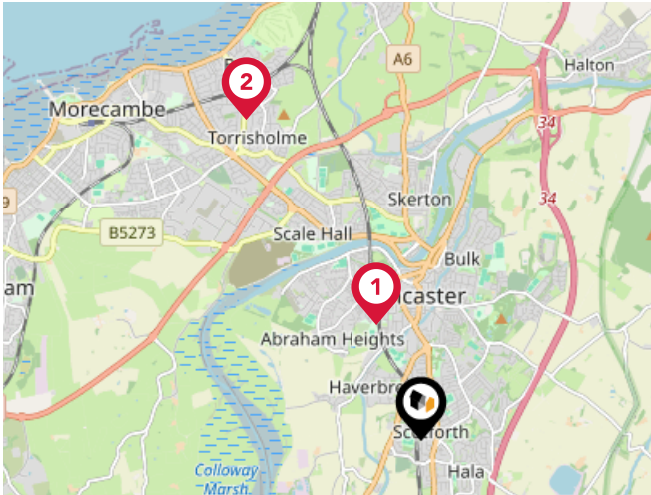
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Lancaster Dallas Road Community Primary School Ofsted Rating: Good Pupils: 417 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Cathedral Catholic Primary School, Lancaster Ofsted Rating: Good Pupils: 203 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Lancaster Royal Grammar School Ofsted Rating: Good Pupils: 1149 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lancaster Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Appletree Nursery School Ofsted Rating: Outstanding Pupils: 61 Distance:1.19</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Willow Lane Community Primary School Ofsted Rating: Good Pupils: 195 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lancaster Steiner School Ofsted Rating: Requires improvement Pupils: 30 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Castle View Primary Ofsted Rating: Not Rated Pupils:0 Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

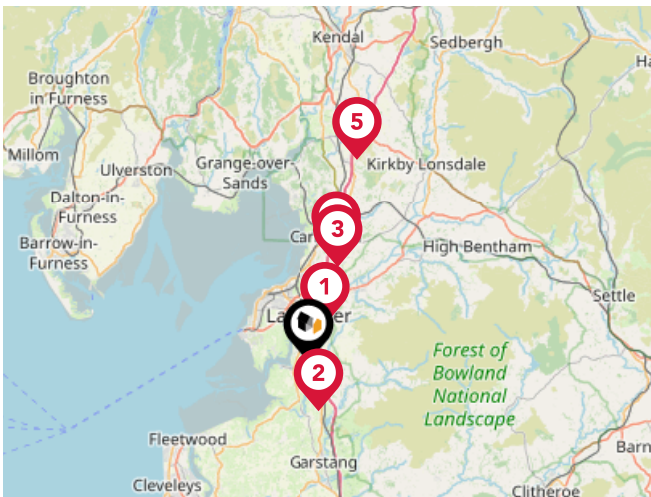
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	1.07 miles
2	Bare Lane Rail Station	3.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	2.78 miles
2	M6 J33	3.54 miles
3	M6 J35	6.75 miles
4	A601(M) J35A	7.61 miles
5	M6 J36	14.36 miles

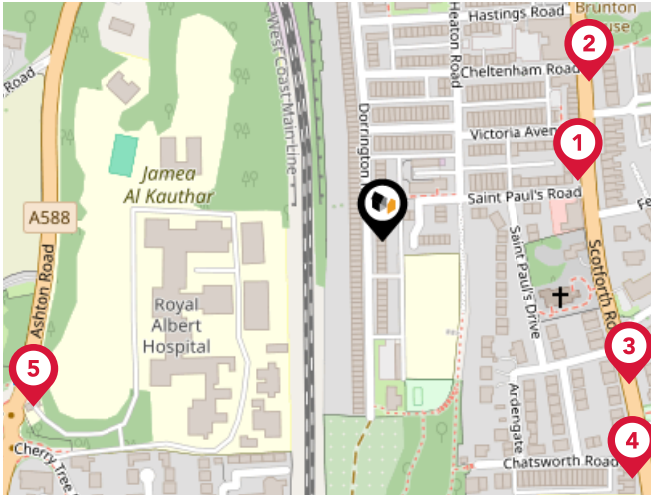


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	20.32 miles
2	Liverpool John Lennon Airport	48.23 miles
3	Manchester Airport	51.29 miles
4	Leeds Bradford International Airport	47.71 miles

Area

Transport (Local)



Bus Stops/Stations

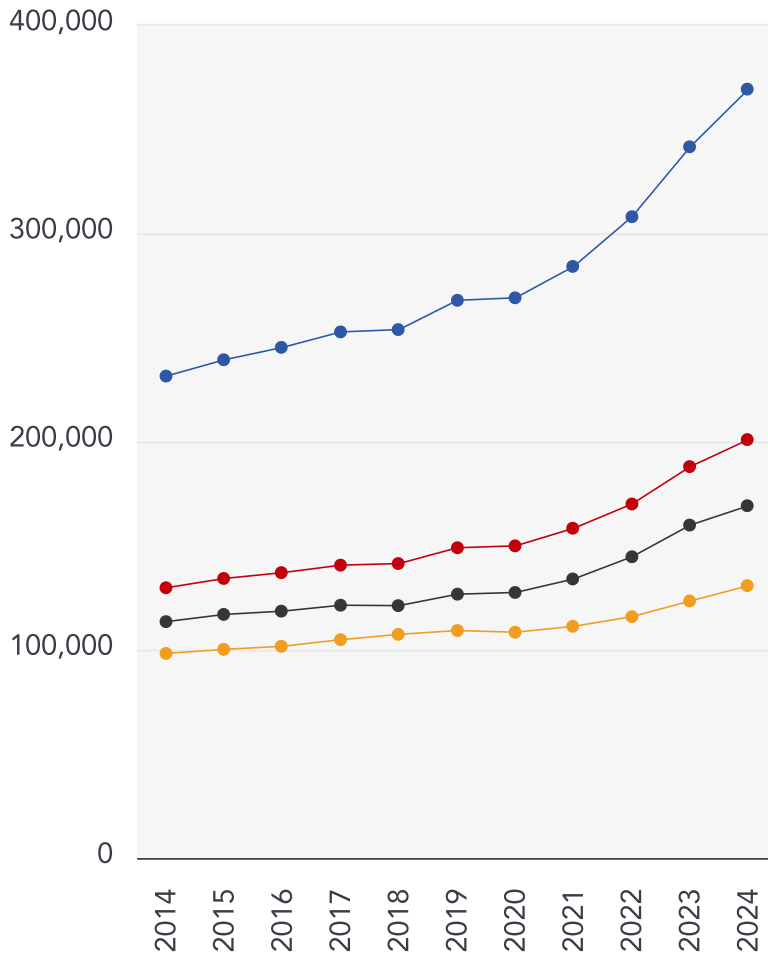
Pin	Name	Distance
1	Lily Grove	0.11 miles
2	Lily Grove	0.14 miles
3	Rutland Avenue	0.16 miles
4	Rutland Avenue	0.19 miles
5	Islamic College	0.21 miles

Market

House Price Statistics



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



Detached

+59.53%

Semi-Detached

+54.82%

Terraced

+49.03%

Flat

+33.1%

Testimonial 1



JDG is a very experienced agency and I cannot recommend their professional services strongly enough to anyone who wants to sell their house using a reliable, honest, and efficient team of people. The communication and good advice were just two of the benefits constant throughout the process. Thank you, John, Michelle and Louisa.

Testimonial 2



We had been on the market for seven months with an estate agent and no offers. We decided to go with JDG as they had good reviews. The house was sold two days after going live with them. The whole process from start to finish was professionally handled.

Testimonial 3



I really couldn't find any fault with the service provided, from start to finish the communication was brilliant, they kept us up to date on all progress and issues and ultimately did what we wanted which was to sell our house. From creating the listing to feedback from viewings, everything was as or better than expected. I would use them again for sure and have no hesitation in recommending them to anyone else.

Testimonial 4



The experience with JDG has been exceptional throughout. Every member of the team we had contact with was professional and demonstrated a real passion for what they do. We were making a big move to an island in Scotland and again they showed understanding of that challenge and could not have been more helpful.



Important - Please Read

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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.

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JDG Estate Agents

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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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