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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 31st January 2024



FIFE STREET, LANCASTER, LA1

Asking Price : £240,000

JDG Estate Agents

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The Location

Fife Street stands as one of Lancaster's sought after addresses, coveted for its location and convenience. Nestled near the scenic River Lune, it offers a tranquil retreat just a brief 15-minute stroll from Lancaster's historic city centre. Enjoy a vibrant lifestyle with boutique shopping, theatres, cinemas, and an array of dining options.

Cycle along New Quay Road to Glasson Dock for a delightful outing. Nearby St. Georges Quay boasts three inviting pubs and Quite Simply French, a renowned restaurant. For commuters, Lancaster train station is a mere 10-minute walk, with excellent local schools nearby for families.

Property overview

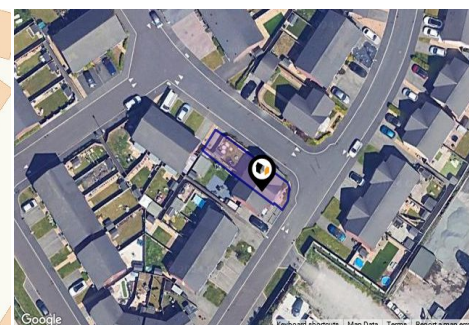
Step into this chic abode and discover a convenient layout designed for modern living. A welcoming entrance greets you with a practical W.C. and a spacious hallway leading to a contemporary kitchen boasting integrated appliances. The open-plan living area at the rear is bathed in natural light streaming through French doors, enhancing the tasteful décor. Entertain effortlessly in this inviting space, complete with ample storage.

Upstairs, two generously sized double bedrooms and a versatile single bedroom await, ideal for a child or as a home office. A sleek three-piece bathroom adds a touch of luxury, with additional storage on the landing.

Outside, off-road parking and a private, low-maintenance garden provide convenience and tranquillity, perfect for enjoying sunny days on the decking. This home effortlessly combines style, functionality, and comfort for modern living.

Additional information

- uPVC double glazed and gas central heated throughout (combi boiler is only 6 years old)
- The West facing rear garden has upgraded to incorporate large decking, planters and recycling bin storage.
- Private driveway to the rear for off road parking
- Integrated appliances within the modern kitchen
- Plenty of internal storage available for added convenience
- Tastefully decorated and well maintained home



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.03 acres
Year Built :	2018
Council Tax :	Band C
Annual Estimate:	£1,860
Title Number:	LAN204461
UPRN:	10091521860

Last Sold £/ft ² :	£228
Asking Price:	£240,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	73 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)

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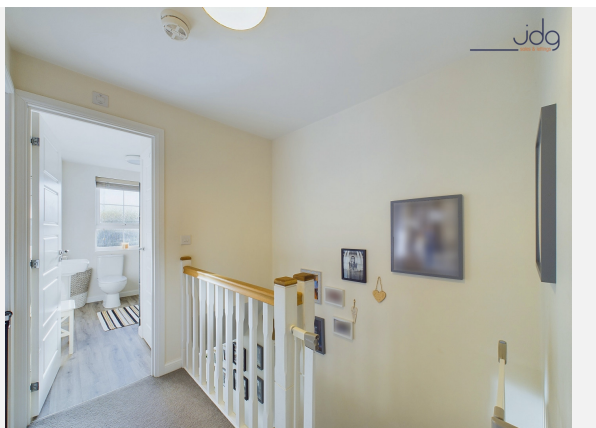
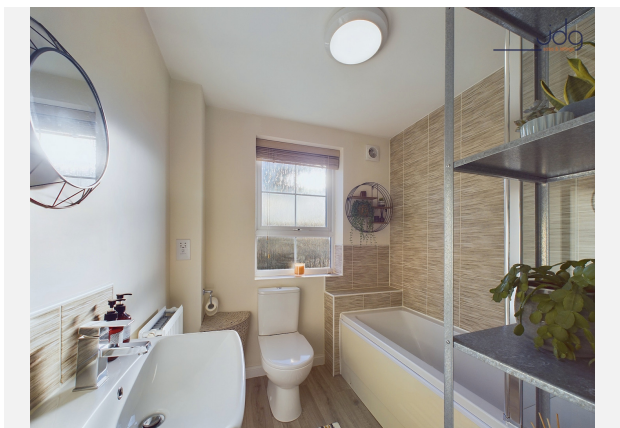
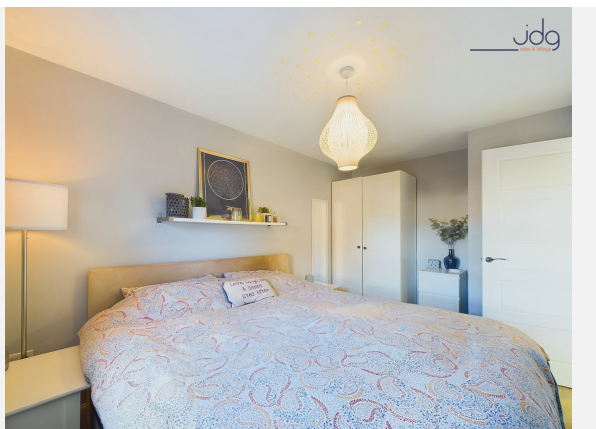
Satellite/Fibre TV Availability:

BT	sky	Virgin media

Gallery Photos



Gallery Photos



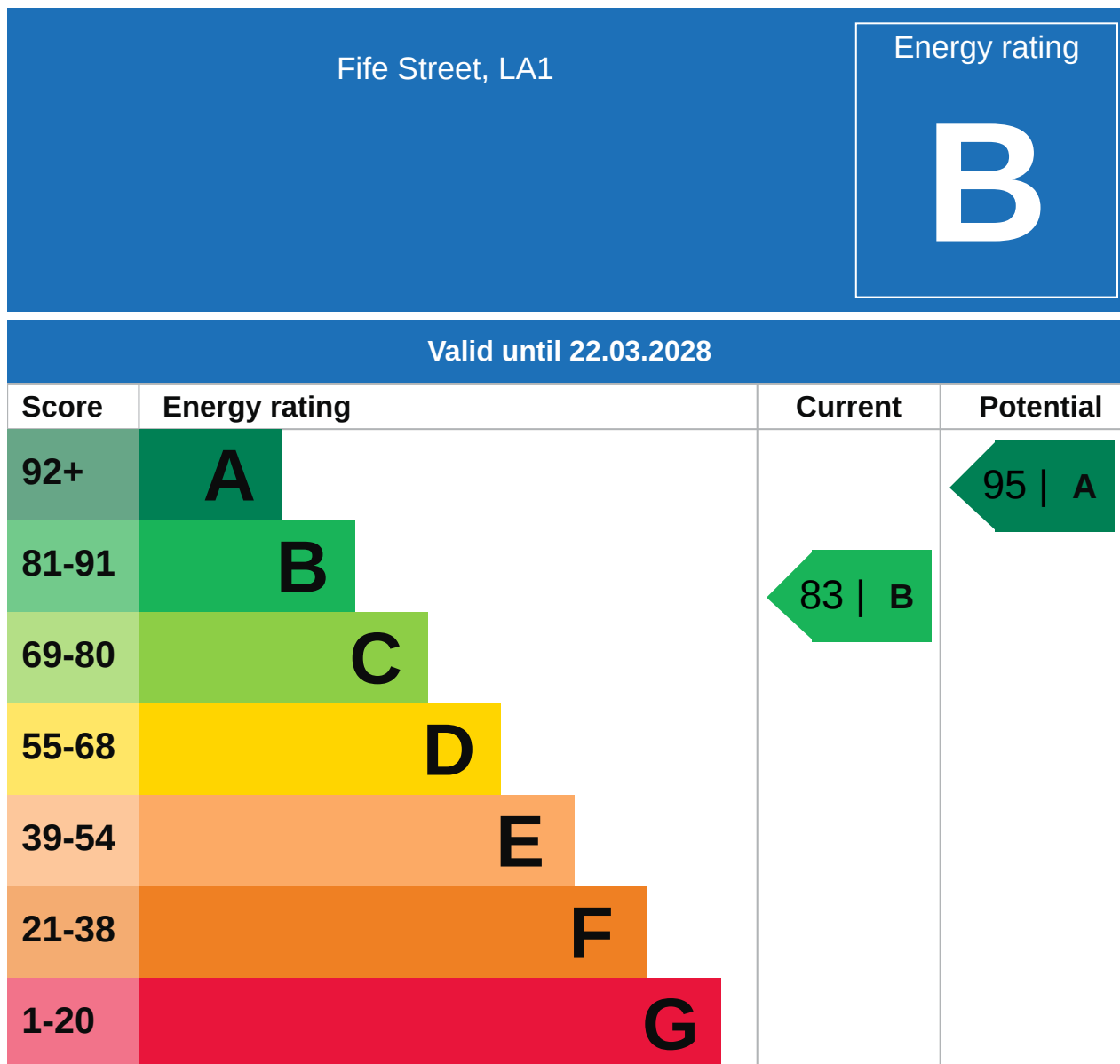


FIFE STREET, LANCASTER, LA1



Property

EPC - Certificate



Property

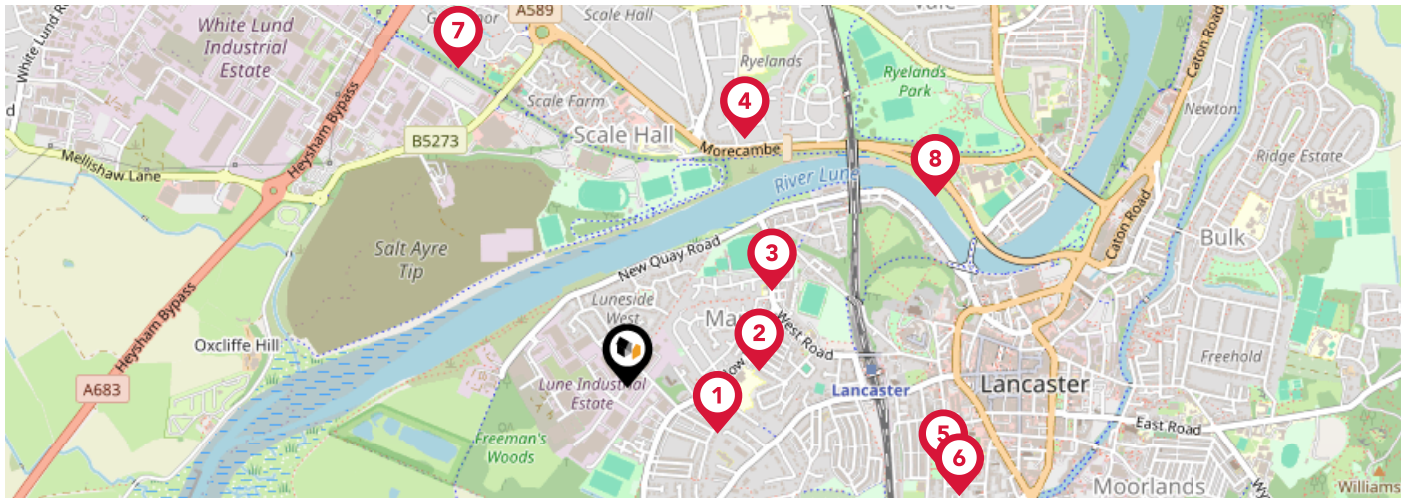
EPC - Additional Data



Additional EPC Data

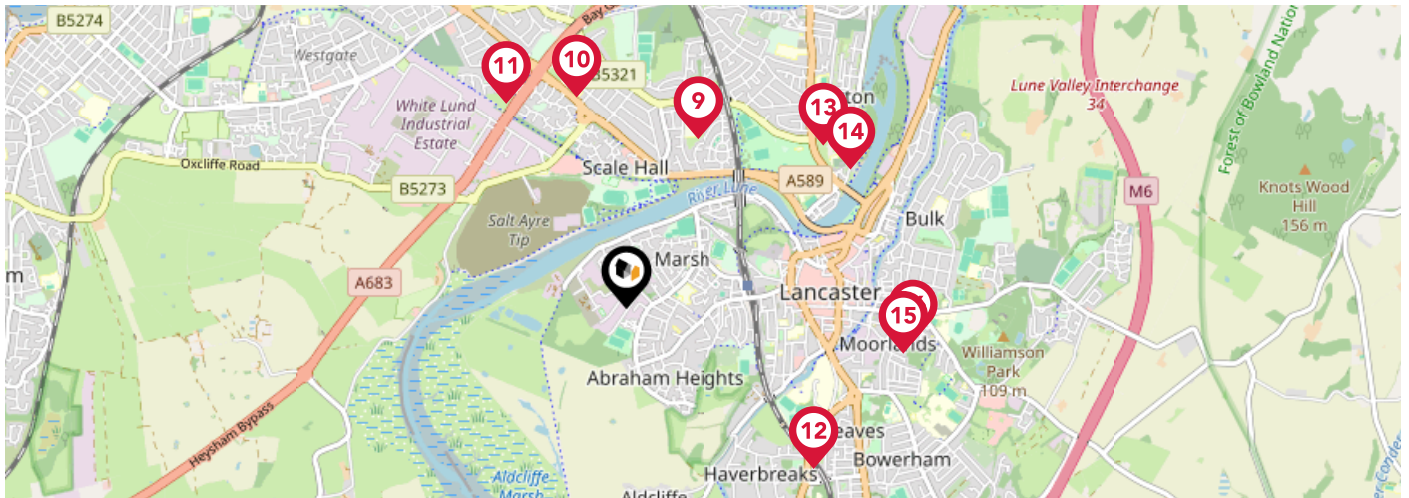
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	74 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Appletree Nursery School Ofsted Rating: Outstanding Pupils: 61 Distance:0.22	☒	☐	☐	☐	☐
2	Willow Lane Community Primary School Ofsted Rating: Good Pupils: 195 Distance:0.29	☐	☒	☐	☐	☐
3	Lancaster Steiner School Ofsted Rating: Requires improvement Pupils: 30 Distance:0.38	☐	☒	☐	☐	☐
4	The Loyne Specialist School Ofsted Rating: Outstanding Pupils: 117 Distance:0.6	☐	☒	☒	☐	☐
5	Lancaster Dallas Road Community Primary School Ofsted Rating: Good Pupils: 417 Distance:0.71	☐	☒	☐	☐	☐
6	Lancaster Girls' Grammar School Ofsted Rating: Outstanding Pupils: 958 Distance:0.76	☐	☐	☒	☐	☐
7	Morecambe and Heysham Grosvenor Park Primary School Ofsted Rating: Good Pupils: 317 Distance:0.78	☐	☒	☐	☐	☐
8	Our Lady's Catholic College Ofsted Rating: Requires Improvement Pupils: 884 Distance:0.79	☐	☐	☒	☐	☐

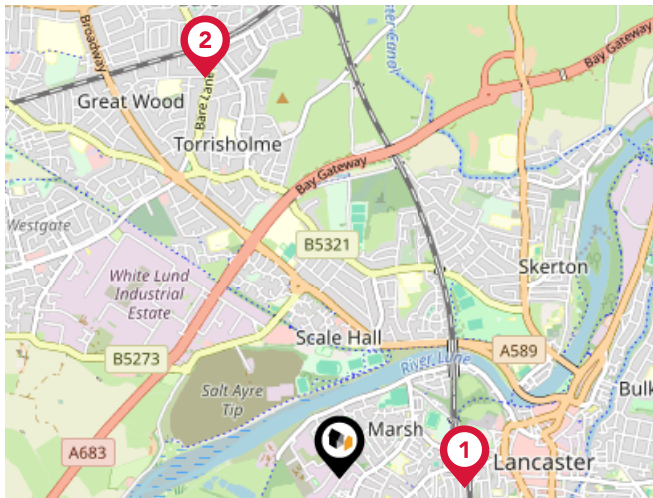
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lancaster Ryelands Primary School Ofsted Rating: Good Pupils: 411 Distance:0.8	☐	☒	☐	☐	☐
	Lancaster and Morecambe College Ofsted Rating: Good Pupils:0 Distance:0.95	☐	☐	☒	☐	☐
	Morecambe Road School Ofsted Rating: Good Pupils: 158 Distance:1.04	☐	☒	☒	☐	☐
	Ripley St Thomas Church of England Academy Ofsted Rating: Outstanding Pupils: 1733 Distance:1.07	☐	☐	☒	☐	☐
	St Joseph's Catholic Primary School, Lancaster Ofsted Rating: Special Measures Pupils: 185 Distance:1.11	☐	☒	☐	☐	☐
	Chadwick High School Ofsted Rating: Good Pupils: 36 Distance:1.15	☐	☐	☒	☐	☐
	The Cathedral Catholic Primary School, Lancaster Ofsted Rating: Good Pupils: 203 Distance:1.22	☐	☒	☐	☐	☐
	Lancaster Royal Grammar School Ofsted Rating: Good Pupils: 1149 Distance:1.26	☐	☐	☒	☐	☐

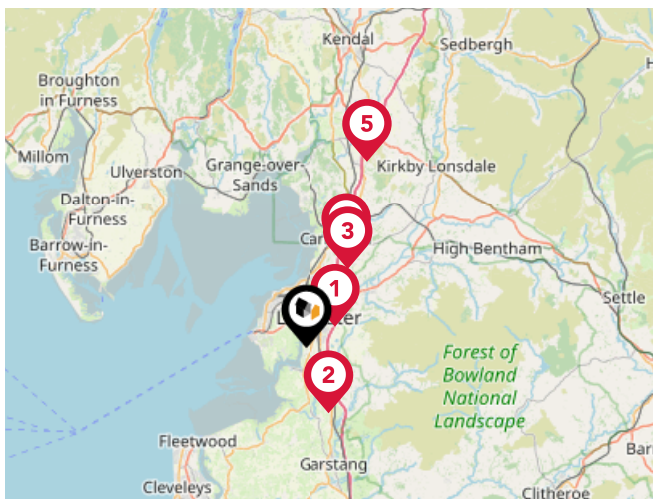
Area

Transport (National)



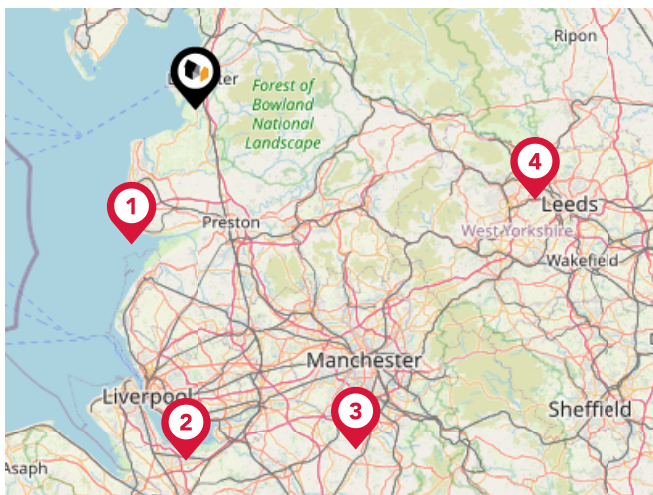
National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	0.54 miles
2	Bare Lane Rail Station	1.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	2.53 miles
2	M6 J33	4.79 miles
3	M6 J35	6.14 miles
4	A601(M) J35A	6.93 miles
5	M6 J36	13.61 miles

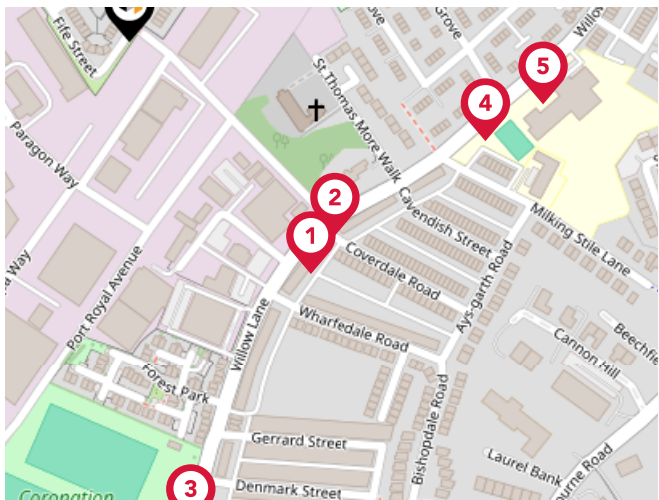


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	20.81 miles
2	Liverpool John Lennon Airport	49.23 miles
3	Manchester Airport	52.63 miles
4	Leeds Bradford International Airport	48.86 miles

Area

Transport (Local)



Bus Stops/Stations

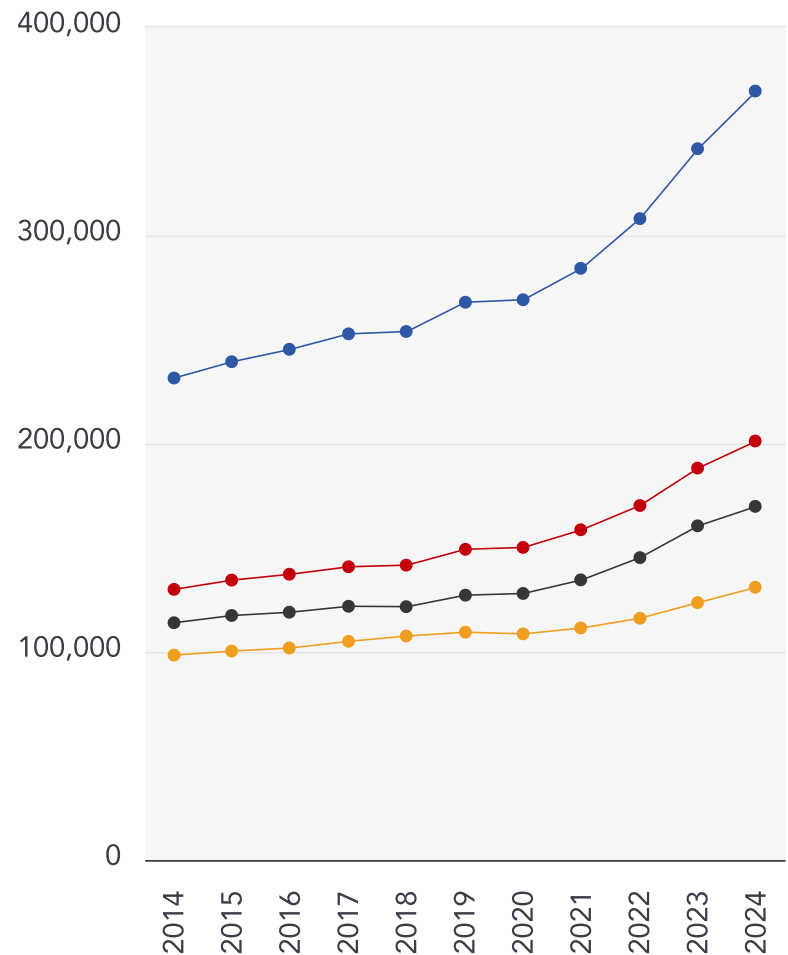
Pin	Name	Distance
1	Coverdale Road	0.16 miles
2	Coverdale Road	0.15 miles
3	Denmark Street	0.27 miles
4	Willow Lane School	0.2 miles
5	Willow Lane Infant School	0.23 miles

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.



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JDG Estate Agents

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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