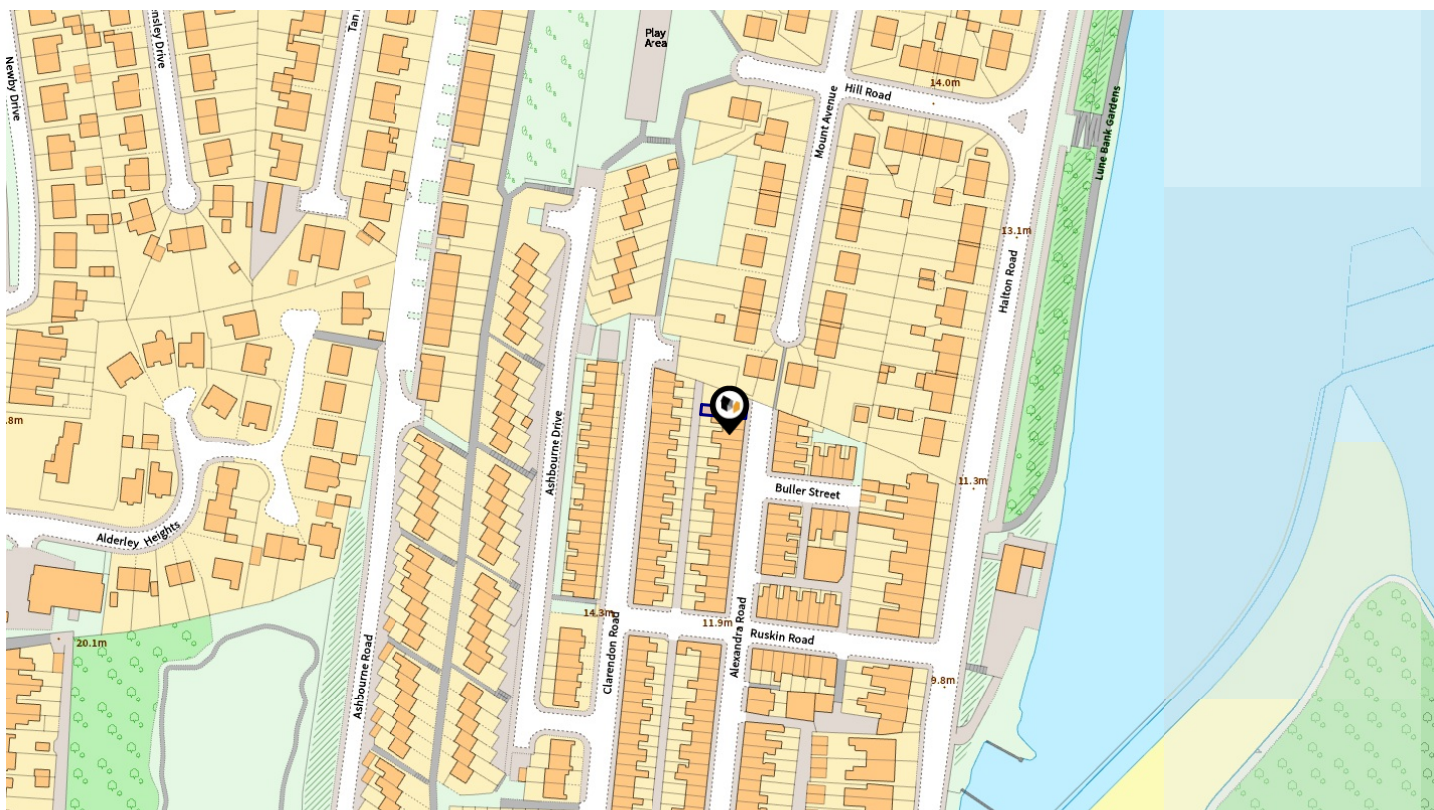


# KEY FACTS FOR BUYERS

**Alexandra Road, Lancaster, LA1**

June 2021



**A guide to this property and the local area**

## **JDG Lancaster**

66 Market Street Lancaster LA1 1HP  
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## INTRODUCTION

Alexandra Road is a popular residential street, tucked away just 1 mile north of the city centre. It's close to the River Lune - ideal for dog walkers, cyclists and those that enjoy a pleasant stroll. It's close to local amenities - Skerton has convenience stores, a doctors, a dentist and also a pharmacy.

Live here and you have easy access to the M6 - there is a junction on the bay gateway under 1/2 mile away. Skerton is also home to Ryelands Park, offering playing fields and pleasant walks. This area is a lot greener than many first think!

This is the perfect first home in our opinion. The modern and light decoration throughout ensures a bright and comfortable home in which to move straight into. The contemporary high gloss kitchen provides plenty of storage and preparation areas, along with space for a free standing fridge/freezer. The generous sized bathroom sits to the rear of the home on the ground floor, offering a three piece suite with electric shower over bath.

On the first floor, there are two double bedrooms, with the master overlooking the front elevation and providing so much room for a large double bed and additional furniture to suit. The second bedroom overlooks the rear of the home and again is able to accommodate a double bed and further bedroom furniture.

Outside to the rear of the property, you have a wonderful space to relax in during the warmer months of the year. A spot to sit around a table with drinks, springs to mind!

Additional information about the property

- This property has been renovated and re-decorated throughout
- New carpets have been laid
- There is light and tasteful decoration present throughout
- The modern and attractive 3 piece bathroom is located on the ground floor to the rear of the home
- The boiler for the home is located in the rear bedroom
- There is an integrated electric oven and gas hob and space for a tall fridge/freezer within the kitchen
- Plumbing for a washing machine can be found between the ground floor bathroom and kitchen
- There is private, sunny rear yard with access to the service road

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# PROPERTY OVERVIEW

## ALEXANDRA ROAD, LANCASTER, LA1



 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Terraced  
2 Bedrooms

Floor Area: 602.78 ft<sup>2</sup>  
56.00 m<sup>2</sup>

Plot Size: 0.01 acres

Council Tax Band: A

Annual Cost: £1,327.91 (min)

Land Registry  
Title Number: LA832532

Tenure: Freehold

£/sqft: £155.89

### AREA KEY FACTS

Local Authority: LANCASTER CITY

Flood Risk: Very Low

Conservation Area: Pending for this local  
authority, Lancaster

#### Predicted Broadband Speeds

Basic: 7 Mbps

Superfast: 55 Mbps

Ultrafast: 500 Mbps

Mobile Coverage  
(based on voice calls made indoors)


EE: 

Three: 

O2: 

Vodafone: 

#### Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## FLOORPLANS



Approximate total area<sup>(1)</sup>  
546.02 ft<sup>2</sup>  
50.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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# PROPERTY OVERVIEW

## EPC

Alexandra Road, LANCASTER, LA1

Energy rating

**D**

Valid until 12.08.2023

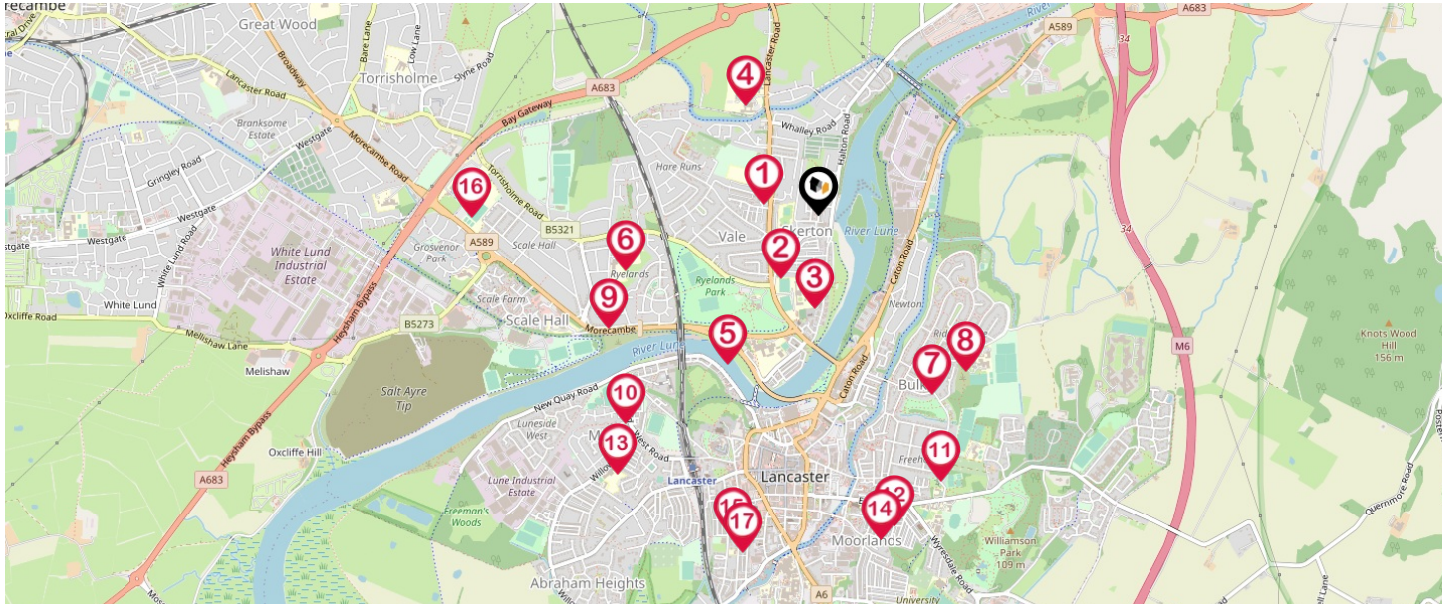
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Skerton St Luke's Church of England Primary School	Requires improvement	207	0.18 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Catholic Primary School, Lancaster	Special Measures	185	0.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chadwick High School	Good	36	0.32 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beaumont College - A Salutem/Ambito College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Our Lady's Catholic College	Good	884	0.6 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Lancaster Ryelands Primary School	Good	411	0.68 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Castle View Primary	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Central Lancaster High School	-	555	0.75 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	The Loyne Specialist School	Outstanding	117	0.81 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Lancaster Steiner School	Requires improvement	30	0.97 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lancaster Christ Church Church of England Primary School	Good	209	1.02 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lancaster Royal Grammar School	-	1149	1.11 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Willow Lane Community Primary School	Good	195	1.13 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Cathedral Catholic Primary School, Lancaster	Good	203	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lancaster Dallas Road Community Primary School	Good	417	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lancaster and Morecambe College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Lancaster Girls' Grammar School	-	958	1.19 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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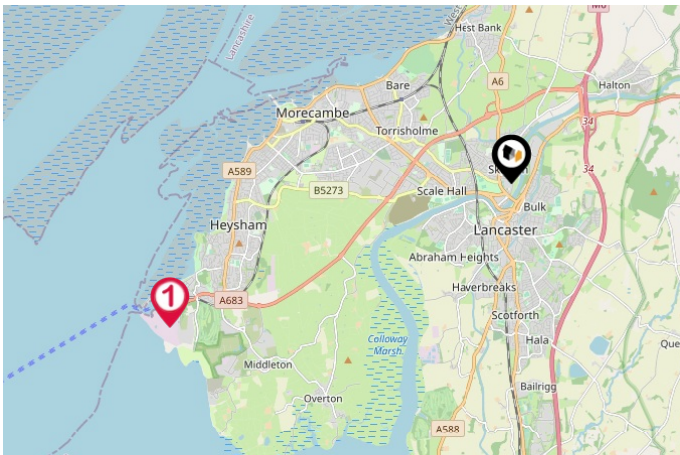
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Hill Road | 0.09 miles
- 2 - Daisy Street | 0.13 miles
- 3 - Hill Road | 0.09 miles
- 4 - Daisy Street | 0.14 miles
- 5 - Main Street | 0.17 miles



### FERRY TERMINALS

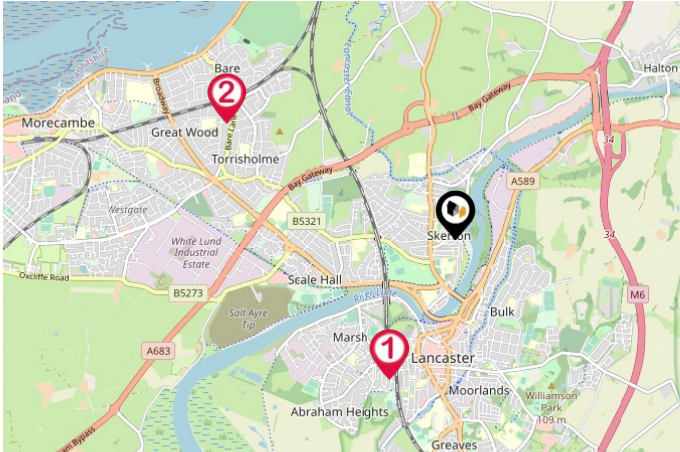
- 1 - Heysham Ferry Terminal | 5.1 miles

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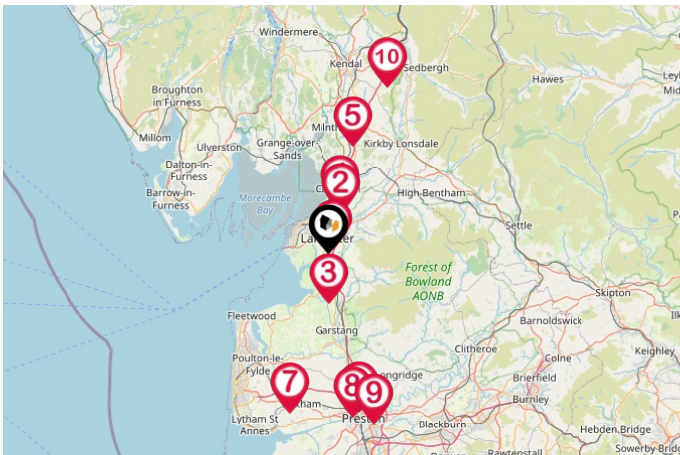
# LOCAL AREA

## NEAREST TRANSPORT LINKS



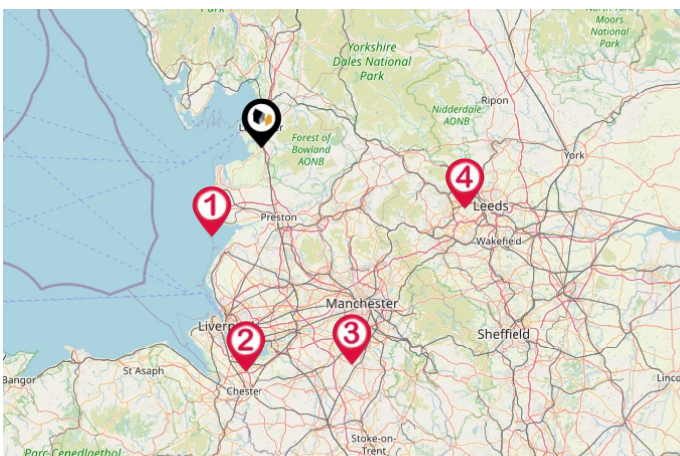
### NATIONAL RAIL STATIONS

- 1 - Lancaster Rail Station | 1.06 miles
- 2 - Bare Lane Rail Station | 1.76 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M6 J34 | 1.21 miles
- 2 - M6 J35 | 4.88 miles
- 3 - M6 J33 | 5.47 miles
- 4 - A601(M) J35A | 5.71 miles
- 5 - M6 J36 | 12.44 miles
- 6 - M6 J32 | 17.99 miles
- 7 - M55 J3 | 18.09 miles
- 8 - M55 J1 | 18.41 miles
- 9 - M6 J31A | 19.69 miles
- 10 - M6 J37 | 19.84 miles



### AIRPORTS/HELIPADS

- 1 - Blackpool International Airport | 22.07 miles
- 2 - Liverpool John Lennon Airport | 50.2 miles
- 3 - Manchester Airport | 53.06 miles
- 4 - Leeds Bradford International Airport | 48.17 miles

### JDG Lancaster

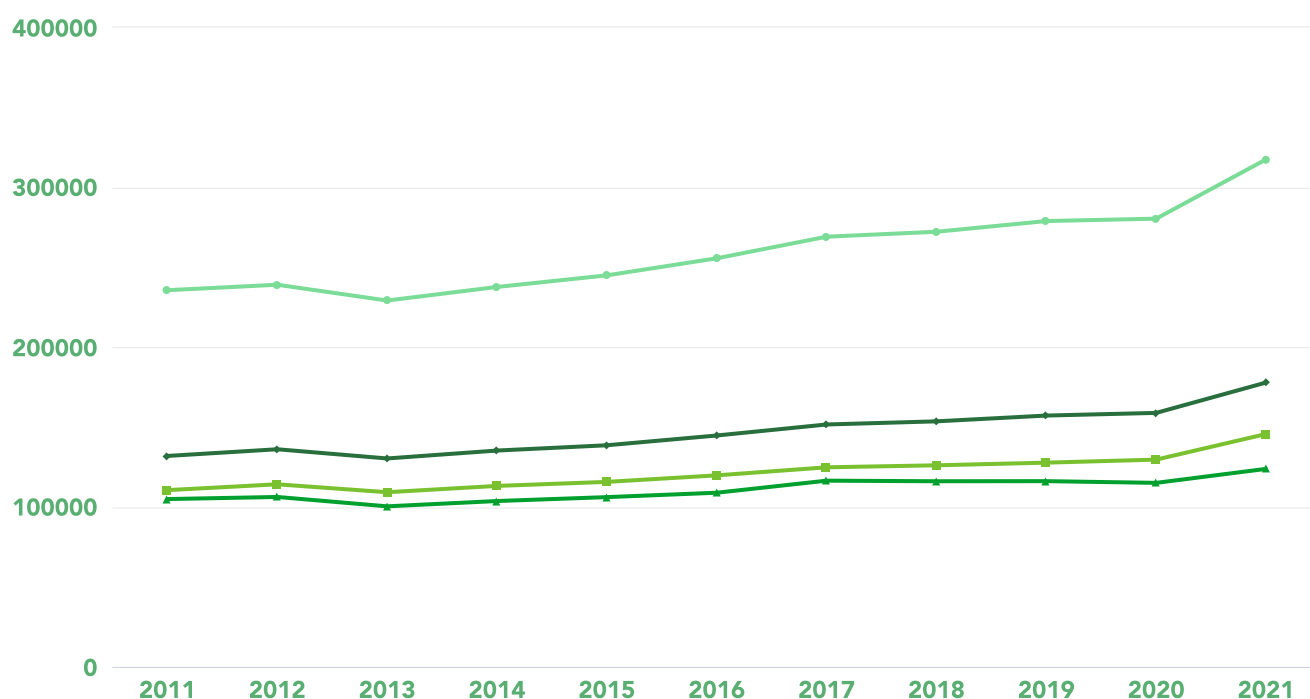
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 01524 843322  
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR LA1

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 17.99%



**TERRACED**  
+ 31.75%



**SEMI-DETACHED**  
+ 34.81%



**DETACHED**  
+ 34.72%

**£97,500**

**Asking Price**

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JDG Lancaster is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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