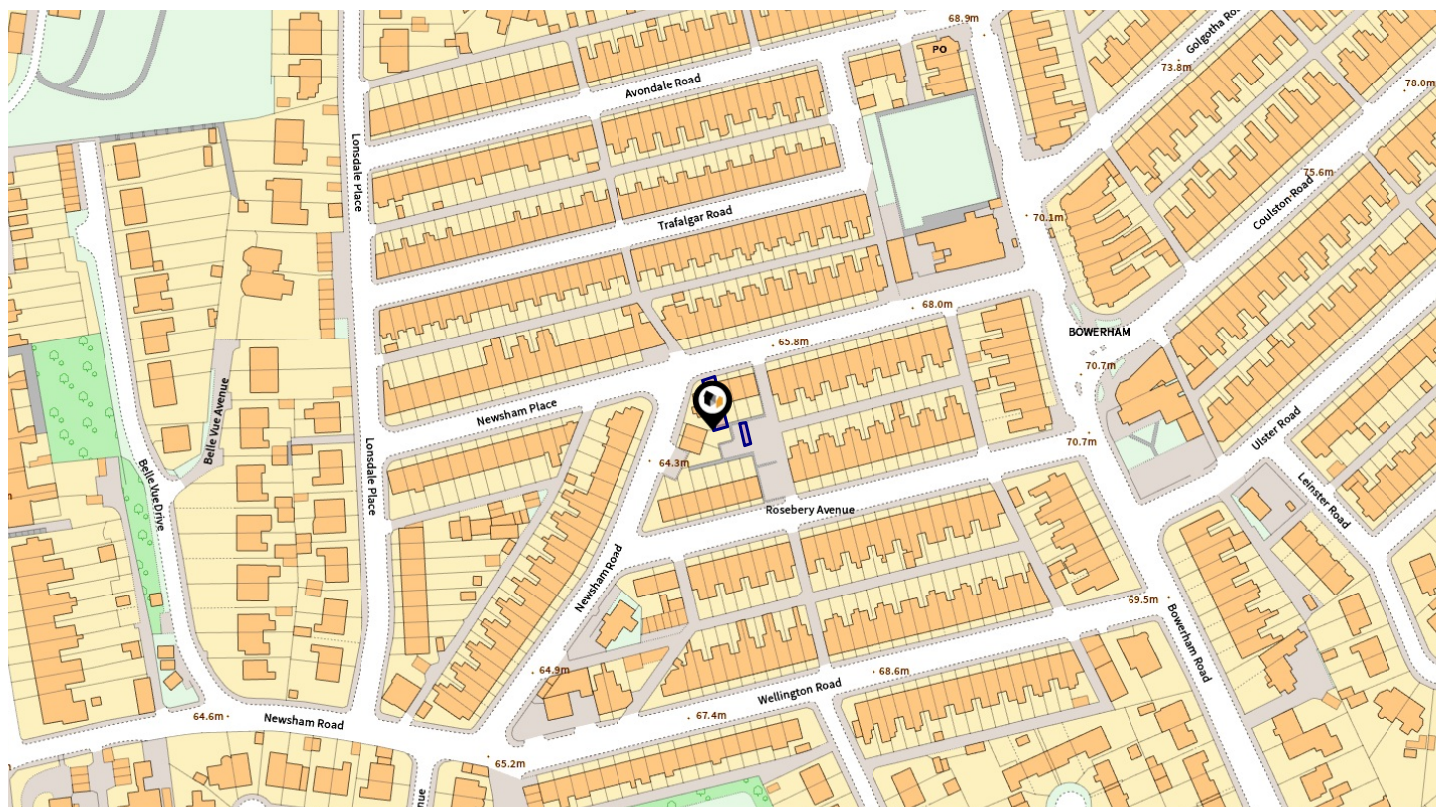


# KEY FACTS FOR BUYERS

**Newsham Road, Lancaster, LA1**

July 2021



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

## **JDG Lancaster**

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## INTRODUCTION

Newsham Road is situated in the ever popular area of Bowerham, just south of Lancaster's historic city. The area attracts a wide range of clientele from the young professionals, growing families and the retired due to its wide variety of properties available and also has excellent amenities which include shops, schools and churches.

There are excellent transport links with regular buses both to the university and the city centre, both of which are only a short drive way. Minutes away are the hospital and University of Cumbria, two of the cities largest employers.

Immediately upon entering Newsham Road you will no doubt feel relaxed, impressed and eventually proud to call it your own. The light, tasteful and well thought out decoration is evident straight away, blending effortlessly with the ultra sleek and modern fitted kitchen to the front of the home. Complete with integral appliances and large breakfast bar, you'll find yourself spending a great deal of time in here!

Carry on through to the rear of this wonderful home and find yourself in a spacious and well proportioned living room. Once more beautifully decorated, this area of the house is the perfect spot to relax and unwind. Bring the outside in by opening up the French doors leading out to your perfect rear garden. A chance to configure your furniture how you want it and create your relaxing haven, that's what this stunning living room offers. The carpet and flame effect gas fire ensure a cosy space come the winter months too! Additionally, there is a handy storage cupboard accessed within this living space.

The first floor offers a great sized master bedroom overlooking Newsham Road itself. The integrated wardrobes ensure you have plenty of space for a large double bed and further furniture to suit. The second double bedroom to the rear is really handy in terms how it can be utilised, it all depends on your needs and requirements. Just one idea, it could be the perfect office/study space whilst simultaneously acting as a great sized guest room.

The gorgeous 3 piece bathroom sits between the two bedrooms and offers a modern white suite with shower over bath and fully tiled walls. Also located on the landing is a utility cupboard, plumbed for your washing machine.

The rear garden has been beautifully created. It's a sunny haven for you to sit out and enjoy the warmer months of the year with little maintenance required.

- Beautifully presented 2 bed home
- Modern dark grey composite windows and front door installed 4 years ago
- Stylish high gloss kitchen with the following integrated and included appliances:- Fridge/freezer and dishwasher
- JDG Lancaster
- Utility cupboard plumbed for a washing machine, located on the 1st floor landing
- The combination boiler is located in the kitchen
- Landscaped rear garden with patio area, artificial lawn and handy storage shed
- Allocated off road parking located to the rear of the home

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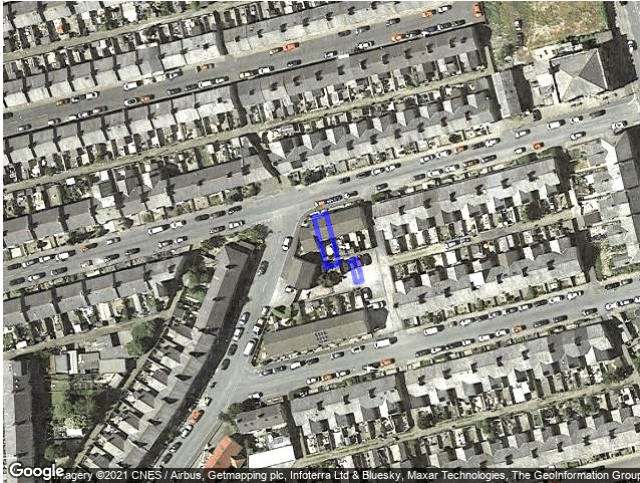
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# PROPERTY OVERVIEW

## NEWSHAM ROAD, LANCASTER, LA1



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Terraced  
2 Bedrooms

Floor Area: 645.84 ft<sup>2</sup>  
60.00 m<sup>2</sup>

Plot Size: 0.02 acres

Council Tax Band: B

Annual Cost: £1,549.22 (min)

Land Registry  
Title Number: LA710258

Tenure: Freehold

£/sqft: £205.11

### AREA KEY FACTS

Local Authority: LANCASTER CITY

Flood Risk: Very Low

Conservation Area: Pending for this local  
authority, Lancaster

Predicted Broadband Speeds

Basic: 13 Mbps

Superfast: 82 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

## PHOTO GALLERY



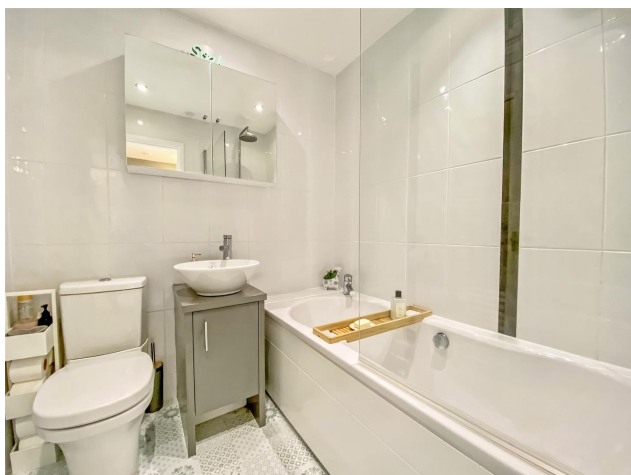
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# PROPERTY OVERVIEW

## PHOTO GALLERY



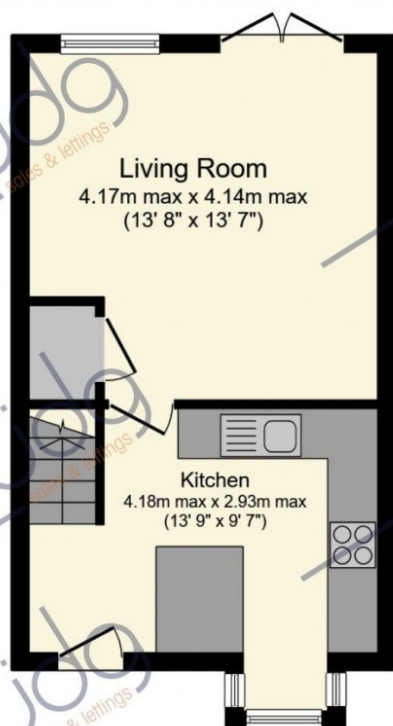
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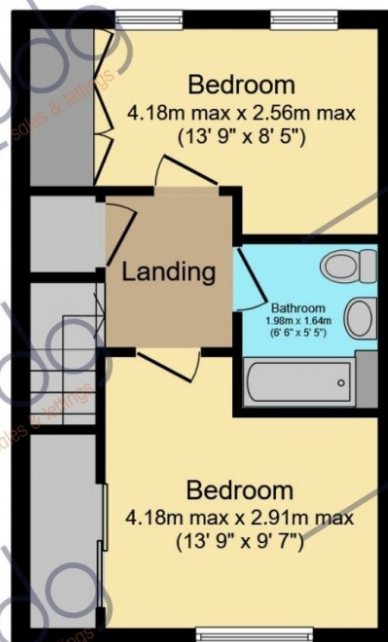


# PROPERTY OVERVIEW

## FLOORPLANS



**Ground Floor**



**First Floor**

Total floor area 60.9 sq.m. (655 sq.ft.) approx

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# PROPERTY OVERVIEW

## EPC

Newsham Road, LANCASTER, LA1	Energy rating <b>D</b>
Valid until 29.06.2027	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

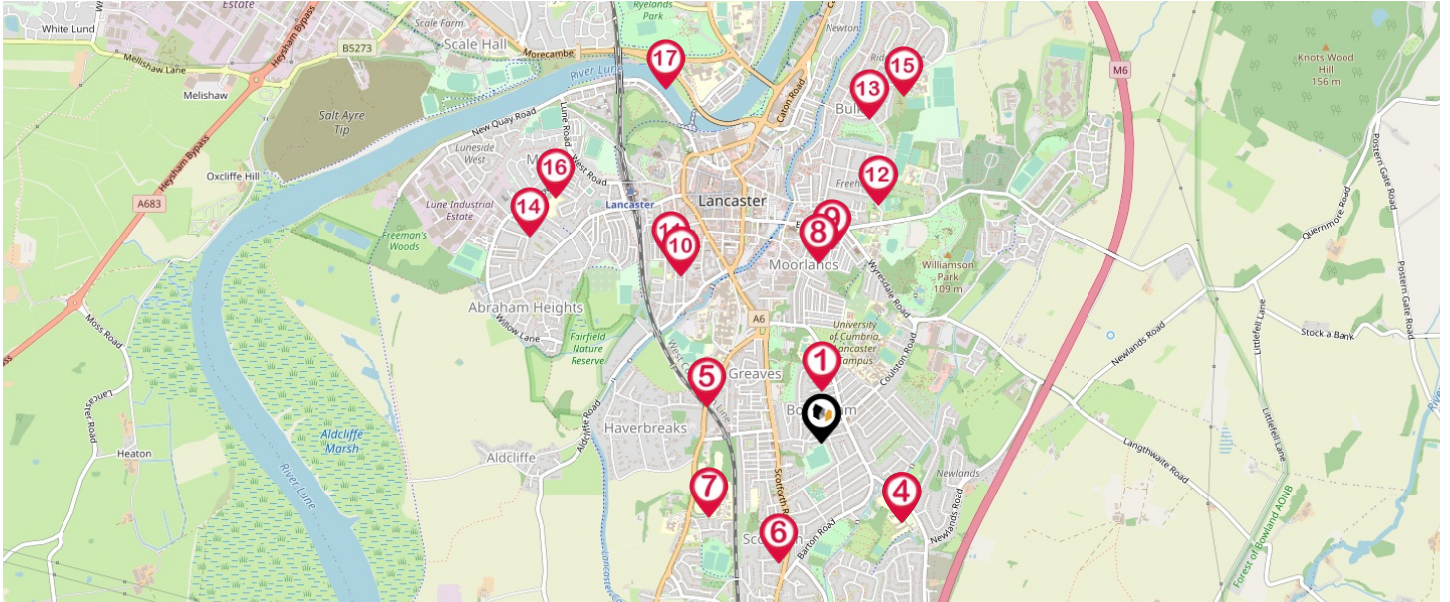
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



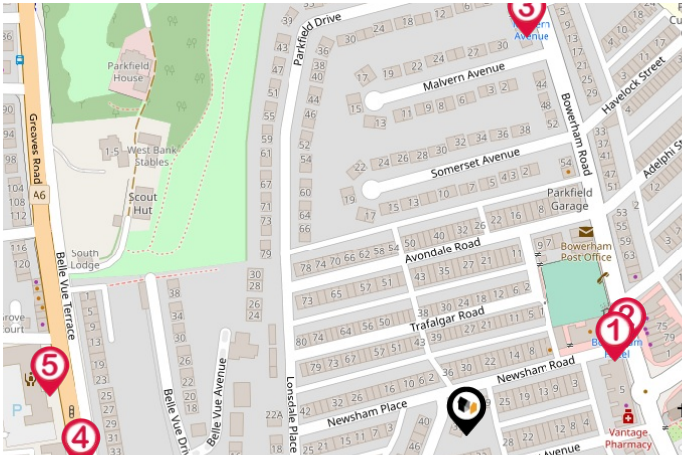
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Bowerham Primary & Nursery School	Good	484	0.18 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stepping Stones School	Outstanding	11	0.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Bernadette's Catholic Primary School, Lancaster	Outstanding	212	0.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Moorside Primary School	Good	586	0.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ripley St Thomas Church of England Academy	Outstanding	1733	0.4 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Scotforth St Paul's Church of England Primary and Nursery ...	Outstanding	234	0.44 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Jamea Al Kauthar	Good	310	0.45 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The Cathedral Catholic Primary School, Lancaster	Good	203	0.63 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Lancaster Royal Grammar School	-	1149	0.68 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Lancaster Girls' Grammar School	-	958	0.75 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Lancaster Dallas Road Community Primary School	Good	417	0.81 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lancaster Christ Church Church of England Primary School	Good	209	0.86 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Castle View Primary	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Appletree Nursery School	Outstanding	61	1.23 Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Central Lancaster High School	-	555	1.25 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Willow Lane Community Primary School	Good	195	1.25 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Our Lady's Catholic College	Good	884	1.34 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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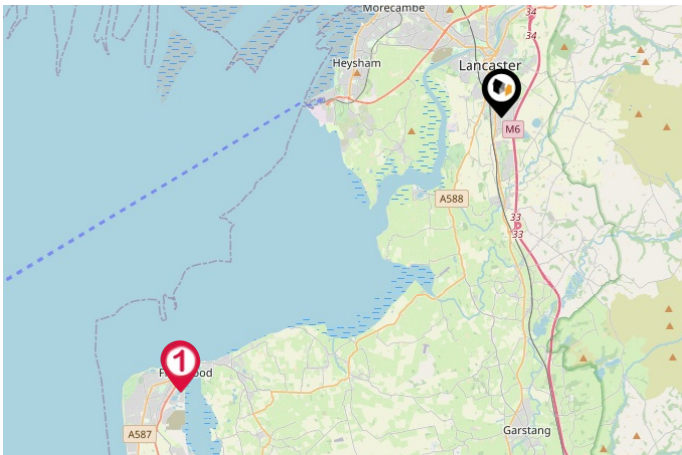
# LOCAL AREA

## NEAREST TRANSPORT LINKS



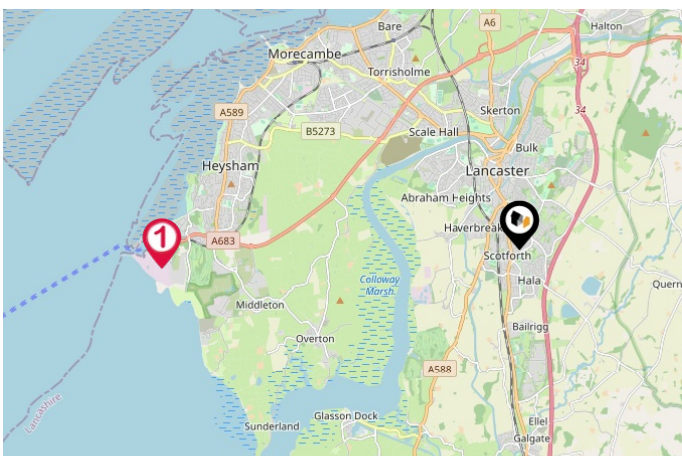
### BUS STOPS/STATIONS

- 1 - Bowerham Hotel | 0.07 miles
- 2 - Bowerham Hotel | 0.08 miles
- 3 - Malvern Avenue | 0.18 miles
- 4 - Belle Vue Terrace | 0.17 miles
- 5 - Belle Vue Terrace | 0.18 miles



### LOCAL CONNECTIONS

- 1 - Pharos Street (not in use) (Blackpool Tramway) | 11.66 miles
- 2 - Fleetwood Ferry (Blackpool Tramway) | 11.63 miles



### FERRY TERMINALS

- 1 - Heysham Ferry Terminal | 4.92 miles

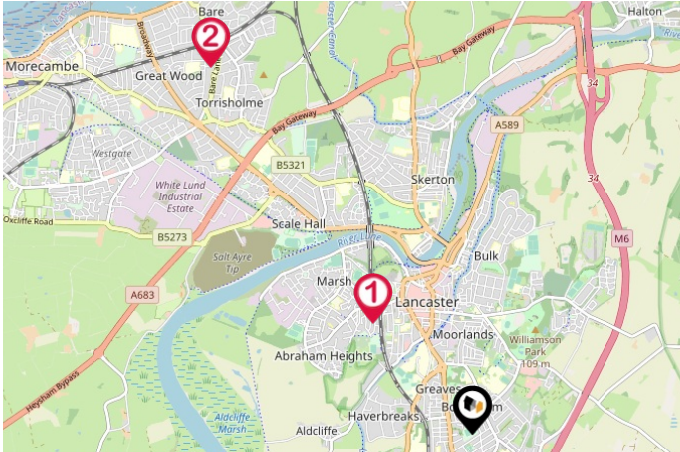
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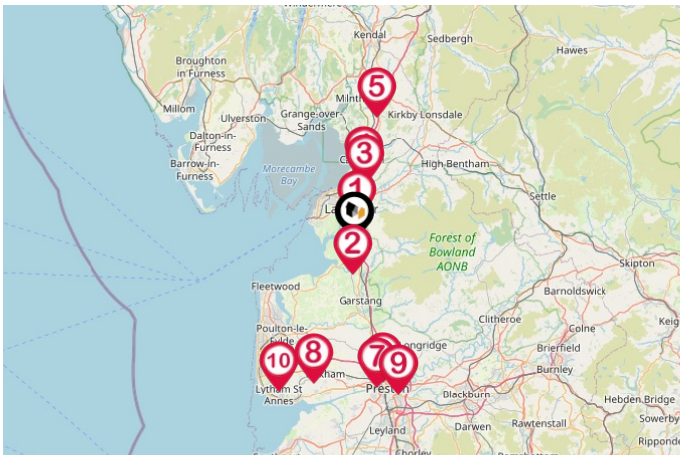
# LOCAL AREA

## NEAREST TRANSPORT LINKS



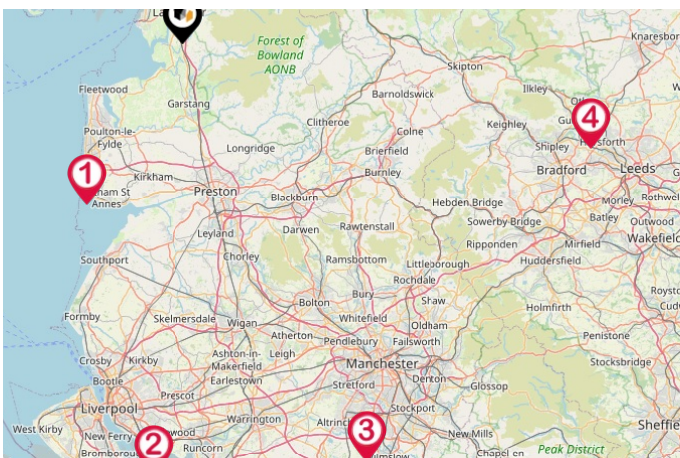
### NATIONAL RAIL STATIONS

- 1 - Lancaster Rail Station | 1.02 miles
- 2 - Bare Lane Rail Station | 3.13 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M6 J34 | 2.49 miles
- 2 - M6 J33 | 3.71 miles
- 3 - M6 J35 | 6.47 miles
- 4 - A601(M) J35A | 7.34 miles
- 5 - M6 J36 | 14.09 miles
- 6 - M6 J32 | 16.24 miles
- 7 - M55 J1 | 16.64 miles
- 8 - M55 J3 | 16.44 miles
- 9 - M6 J31A | 17.95 miles
- 10 - M55 J4 | 18.59 miles



### AIRPORTS/HELIPADS

- 1 - Blackpool International Airport | 20.64 miles
- 2 - Liverpool John Lennon Airport | 48.46 miles
- 3 - Manchester Airport | 51.38 miles
- 4 - Leeds Bradford International Airport | 47.5 miles

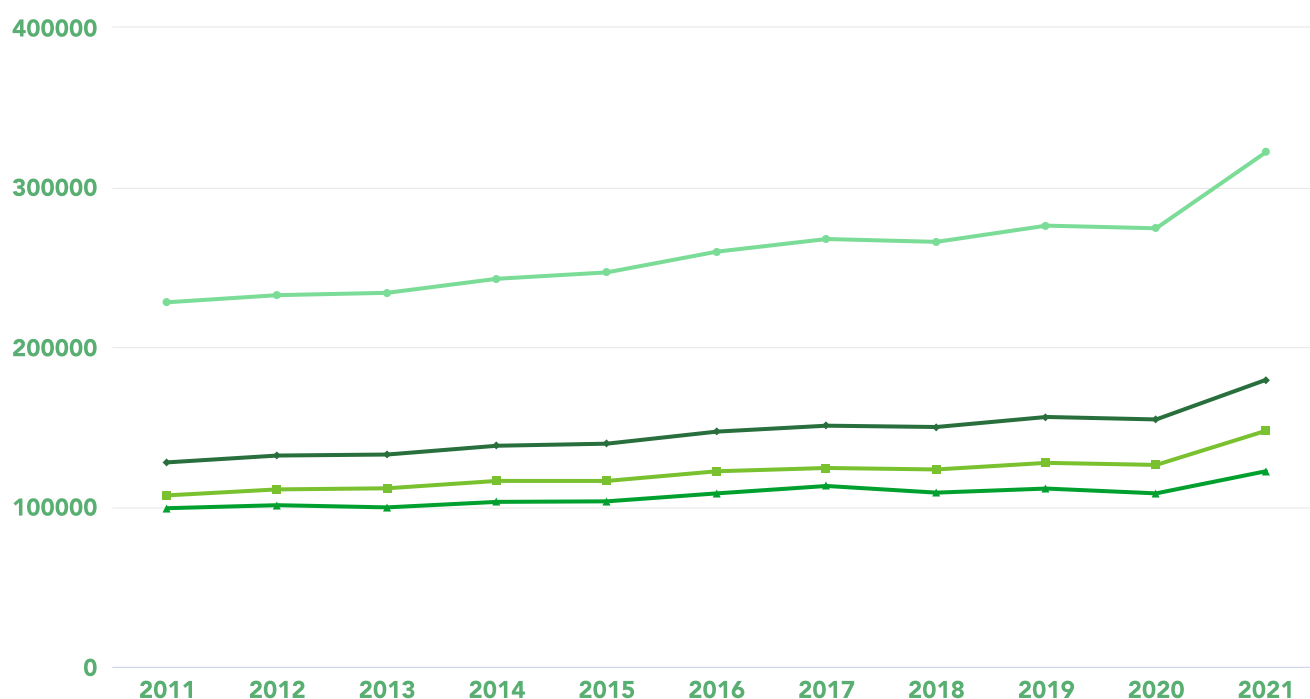
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR LA1

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



**FLAT**  
+ 23.32%



**TERRACED**  
+ 37.68%



**SEMI-DETACHED**  
+ 40.37%



**DETACHED**  
+ 41.18%

**£170,000-3**

**Asking Price**

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# ABOUT JDG LANCASTER

## OUR COMPANY

It all began back in 1989, in a small office in Lancaster, when John Gallagher opened his first office with a team of just one other person. His vision was clear. To build an estate agency business built on trust, ethics and transparency.

Fast forward to today. Those basic values are still held in high regard. 'People and Property' are our two main passions. Great customer service is what we are about. We are friendly, we are approachable. We listen. We also get results. Since our beginning we have helped over 8000 families move home.

Generation after generation come back to us to sell their homes, which speaks volumes in itself. Landlords come to us for investment advice, after all we are located in a thriving university city. We also get many recommendations by word of mouth and via social media, which is one of the greatest compliments we could ever receive.

Now with a team of 10, we cover the whole of Lancaster, Morecambe and the surrounding villages, taking in in Galgate, Hest Bank, Bolton, Le -sand, Halton, Caton and Brookhouse, Overton and Middleton.

### David Higginbottom, Sales Negotiator

Over 10 years experience in the DWP and 7 years in hospitality. Worked at JDG since 2017. I've been a national helpline operator, a cocktail barman and worked my way up to become the manager of a 5 Star hotel. Exceptional customer services has always been paramount to me, and I love working with buyers and sellers in the lettings team at JDG.

A little known fact about me  
I really don't like mushrooms!



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# DATA QUALITY

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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