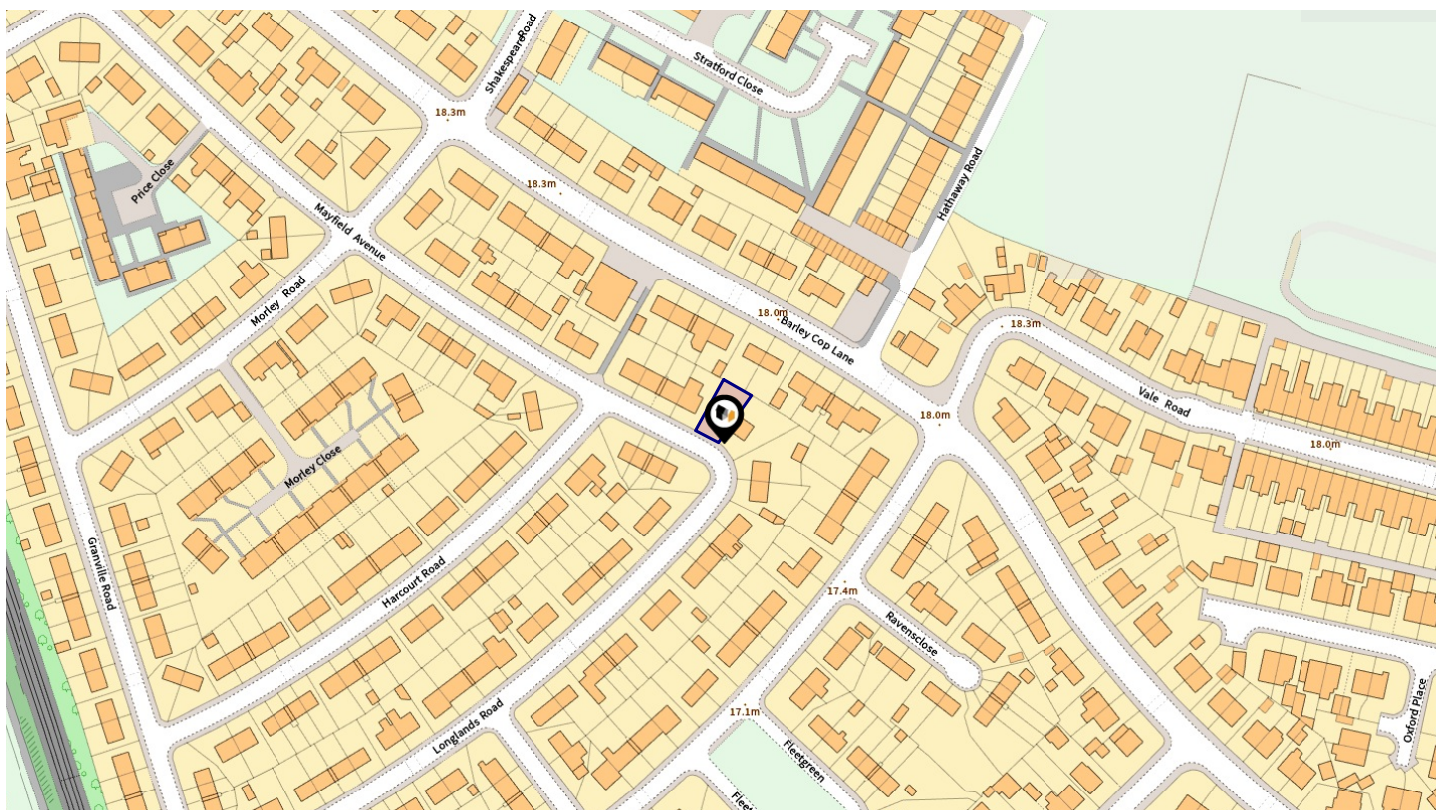


# KEY FACTS FOR BUYERS

**Mayfield Avenue, Lancaster, LA1**

September 2021



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

## **JDG Lancaster**

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# INTRODUCTION

Welcome to Mayfield Avenue, Vale in North Lancaster. The Vale sits on the border of Lancaster and Morecambe and connects Torrishome with Skerton via Barley Cop Lane. A quiet residential area with good access to local primary and secondary schools. There are local shops and takeaways nearby and a regular bus route a few streets away.

Within walking distance, you have Ryelands Park, a large grassy park featuring football pitches and play parks, and often hosts traveling circus or funfairs. The Lancaster canal is also about 10 minute walk away offering scenic walks towards Bare and the Village of Hest Bank.

Entering from the street down the garden path you will be taken by the amount of greenery around you, the front garden and its hedges wrap around the left side of the house to join the private rear garden and patio.

Once inside we find there has been some adaptation to the ground floor with the downstairs W.C being removed to create a large welcoming entrance hallway. What was originally the bathroom is being converted into a utility room to utilize space better and give the kitchen more room. The large open-plan living room is dual aspect and features a large sliding door opening to the rear patio. The kitchen is newly fitted from Howdens and has units and counters on three walls with integrated appliances. there is also a cupboard/pantry hidden under the stairs.

Upstairs we find three bedrooms with the largest, master bedroom, overlooking the front garden and is flooded with natural light thanks to the two windows. The second bedroom is a mirror image of the master but is marginally narrower but gets to look out to the back garden. The third bedroom and bathroom have been converted from one large room. The bathroom has just had a new modern bath and units as well as brand new tiling completed, you will also find the gas combi boiler in the airing cupboard. To the back, we have a wonderfully private garden with high hedges a small lawn, and a patio seating area perfect for entertaining friends or just relaxing.

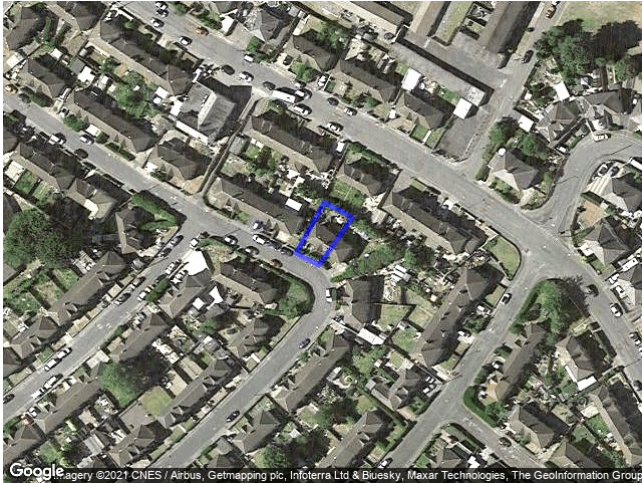
- New Howdens Kitchen has just been fitted.
- Bathroom has recently fitted units, bath, and tiling.
- There is a gas combi boiler in the bathroom cupboard.
- The original bathroom is being converted into a utility room.
- Sliding Doors open up to the patio seating area

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# PROPERTY OVERVIEW

## MAYFIELD AVENUE, LANCASTER, LA1



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Semi-Detached  
3 Bedrooms

Floor Area: 831.00 ft<sup>2</sup>  
77.20 m<sup>2</sup>

Plot Size: 0.05 acres

Council Tax Band: A

Annual Cost: £1,327.91 (min)

Land Registry  
Title Number: LA753557

Tenure: Freehold

£/sqft: £89.05

### AREA KEY FACTS

Local Authority: LANCASTER CITY

Flood Risk: Very Low

Conservation Area: Pending for this local  
authority, Lancaster

#### Predicted Broadband Speeds

Basic: 5 Mbps

Superfast: 97 Mbps

Ultrafast: 600 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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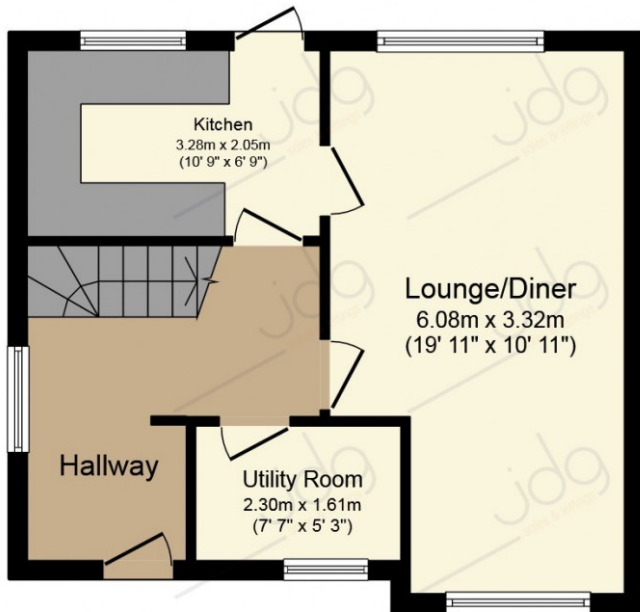


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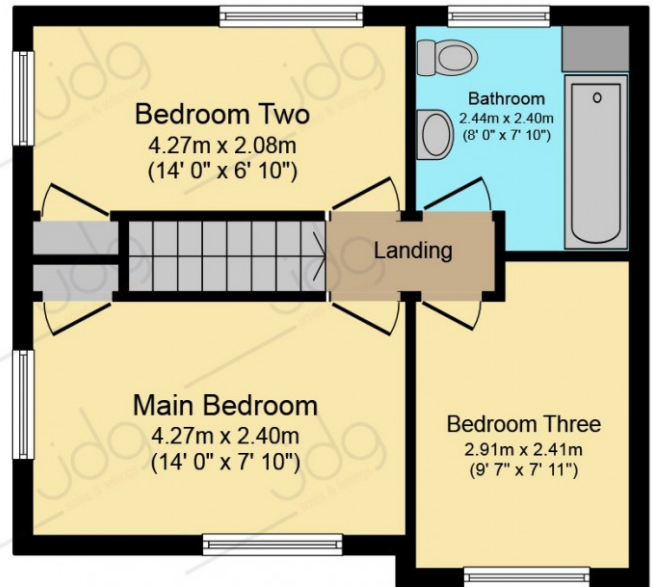
# PROPERTY OVERVIEW

## FLOORPLANS



### Ground Floor

Floor area 39.0 sq.m. (420 sq.ft.) approx



### First Floor

Floor area 39.0 sq.m. (420 sq.ft.) approx

Total floor area 78.1 sq.m. (840 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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# PROPERTY OVERVIEW

## EPC

Mayfield Avenue, LA1

Energy rating

E

Valid until 14.06.2024

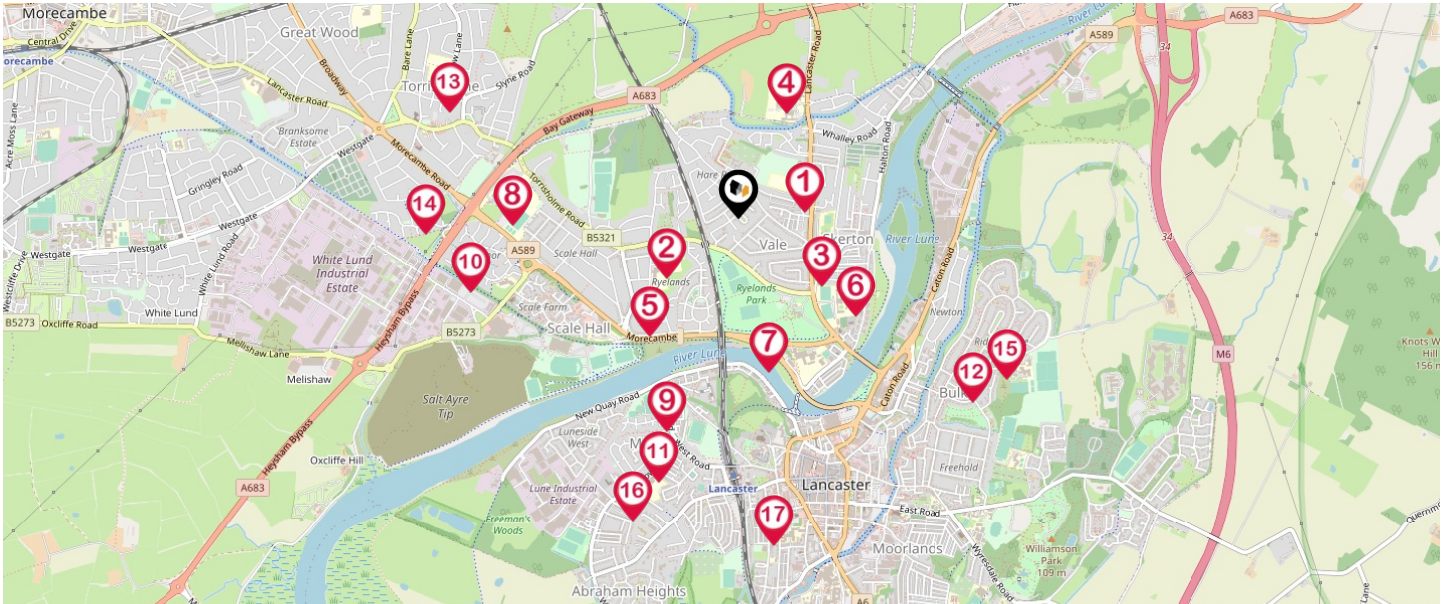
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



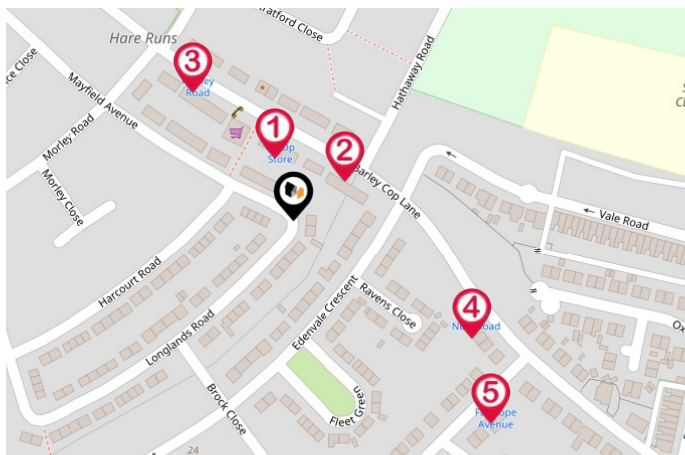
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Skerton St Luke's Church of England Primary School	Requires improvement	207	0.25 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lancaster Ryelands Primary School	Good	411	0.31 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph's Catholic Primary School, Lancaster	Special Measures	185	0.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	The Loyne Specialist School	Outstanding	117	0.5 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Chadwick High School	Good	36	0.54 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady's Catholic College	Good	884	0.55 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Lancaster and Morecambe College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Lancaster Steiner School	Requires improvement	30	0.78 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Morecambe and Heysham Grosvenor Park Primary School	Good	317	0.95 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Willow Lane Community Primary School	Good	195	0.95 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Castle View Primary	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Morecambe and Heysham Torrisholme Community Primary...	Outstanding	411	1.06 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Morecambe Road School	Good	158	1.07 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Central Lancaster High School	-	555	1.1 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Appletree Nursery School	Outstanding	61	1.11 Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Lancaster Dallas Road Community Primary School	Good	417	1.14 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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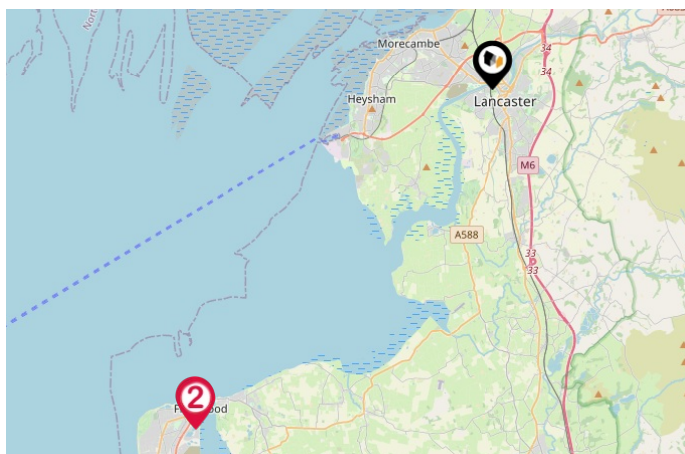
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Co-Op Store | 0.03 miles
- 2 - Hathaway Road | 0.03 miles
- 3 - Morley Road | 0.07 miles
- 4 - Noel Road | 0.09 miles
- 5 - Fairhope Avenue | 0.12 miles



### LOCAL CONNECTIONS

- 1 - Fleetwood Ferry (Blackpool Tramway) | 12.42 miles
- 2 - Pharos Street (not in use) (Blackpool Tramway) | 12.46 miles



### FERRY TERMINALS

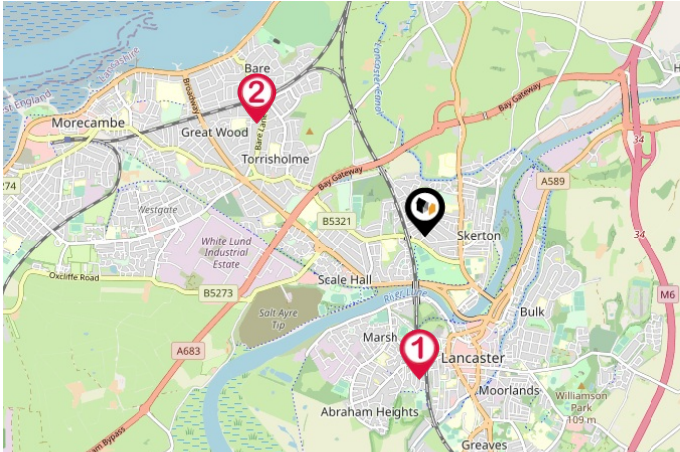
- 1 - Heysham Ferry Terminal | 4.72 miles

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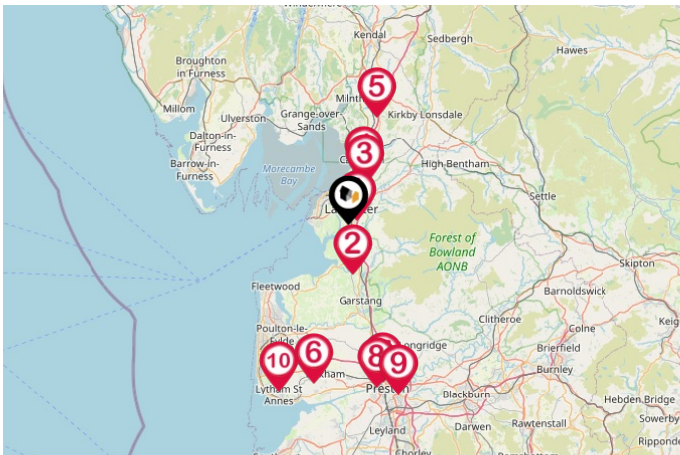
# LOCAL AREA

## NEAREST TRANSPORT LINKS



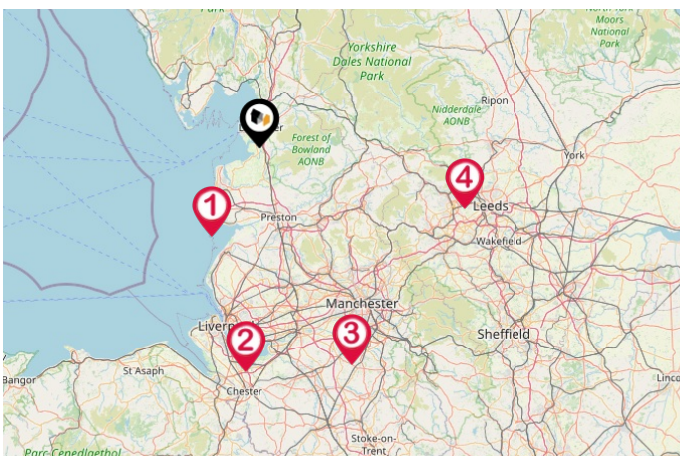
### NATIONAL RAIL STATIONS

- 1 - Lancaster Rail Station | 0.99 miles
- 2 - Bare Lane Rail Station | 1.39 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M6 J34 | 1.58 miles
- 2 - M6 J33 | 5.56 miles
- 3 - M6 J35 | 5.04 miles
- 4 - A601(M) J35A | 5.84 miles
- 5 - M6 J36 | 12.54 miles
- 6 - M55 J3 | 18.02 miles
- 7 - M6 J32 | 18.11 miles
- 8 - M55 J1 | 18.5 miles
- 9 - M6 J31A | 19.84 miles
- 10 - M55 J4 | 19.96 miles



### AIRPORTS/HELIPADS

- 1 - Blackpool International Airport | 21.9 miles
- 2 - Liverpool John Lennon Airport | 50.2 miles
- 3 - Manchester Airport | 53.25 miles
- 4 - Leeds Bradford International Airport | 48.58 miles

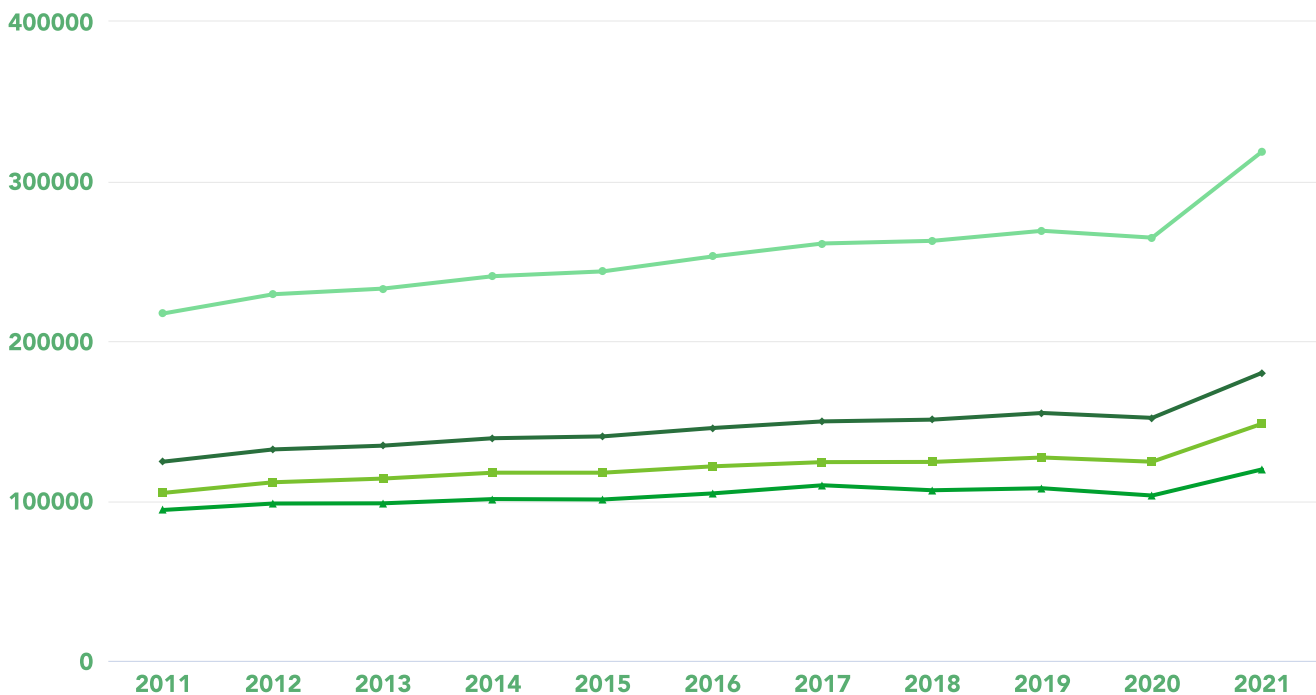
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR LA1

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



**FLAT**  
+ 26.89%



**TERRACED**  
+ 41.17%



**SEMI-DETACHED**  
+ 44.59%



**DETACHED**  
+ 46.58%

**£135,000**

**Asking Price**

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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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