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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 18th May 2026**



**GRASMERE ROAD, KNOTT END-ON-SEA, POULTON-LE-FYLDE, FY6**

## **Pendle Hill Properties**

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	590 ft <sup>2</sup> / 54 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,914		
<b>Title Number:</b>	LA633349		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

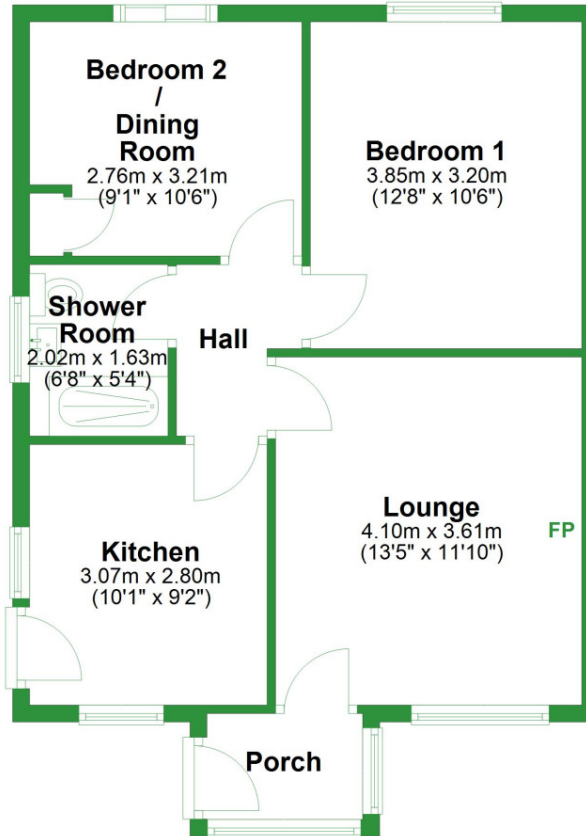




## GRASMERE ROAD, KNOTT END-ON-SEA, POULTON-LE-FYLDE, FY6

### Ground Floor

Approx. 54.9 sq. metres (590.7 sq. feet)

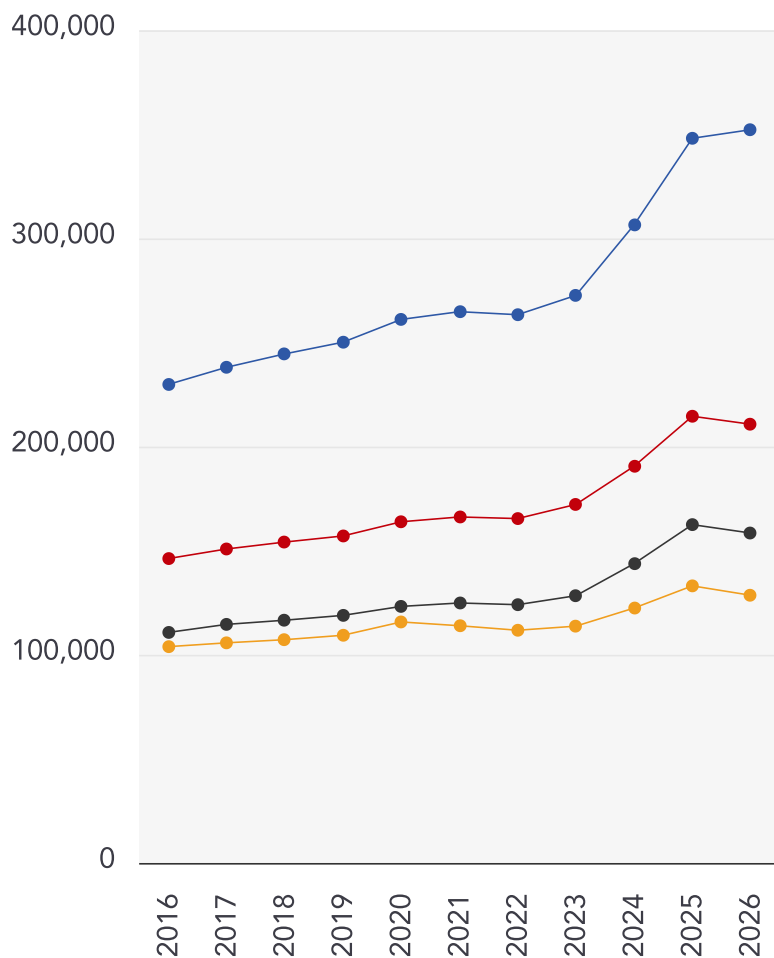


Total area: approx. 54.9 sq. metres (590.7 sq. feet)

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in FY6



Detached

**+53.23%**

Semi-Detached

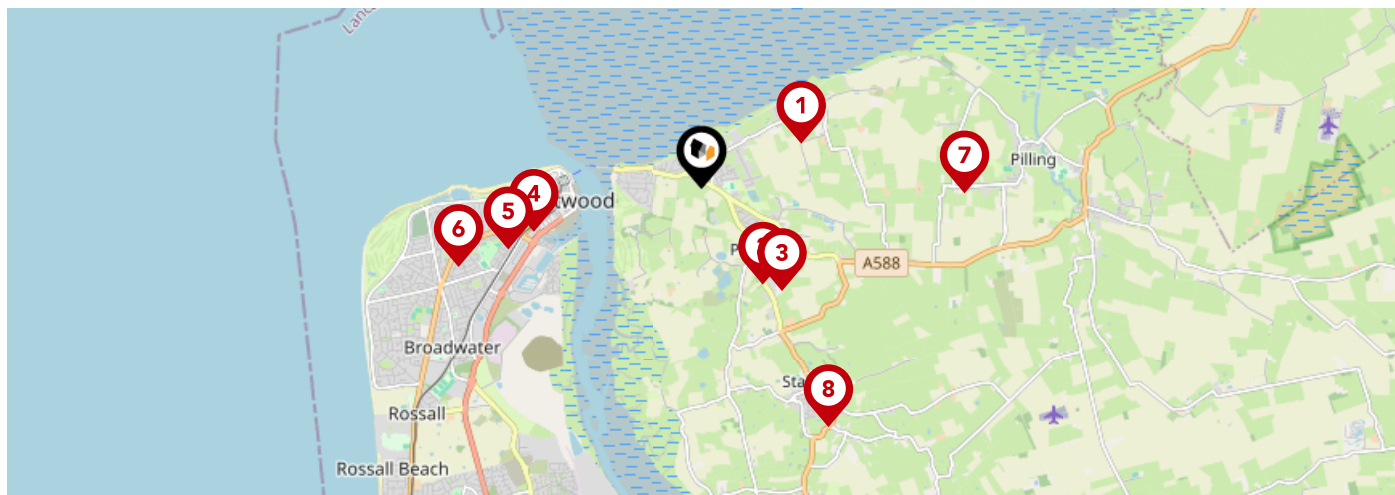
**+44.14%**









Terraced

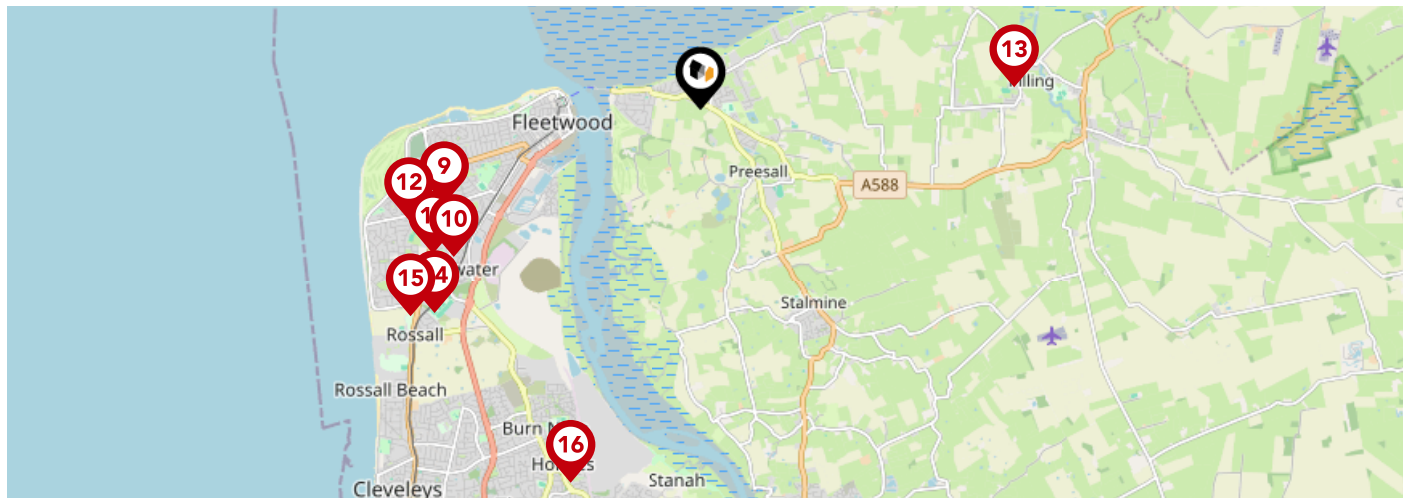
**+43.11%**

Flat

**+23.76%**



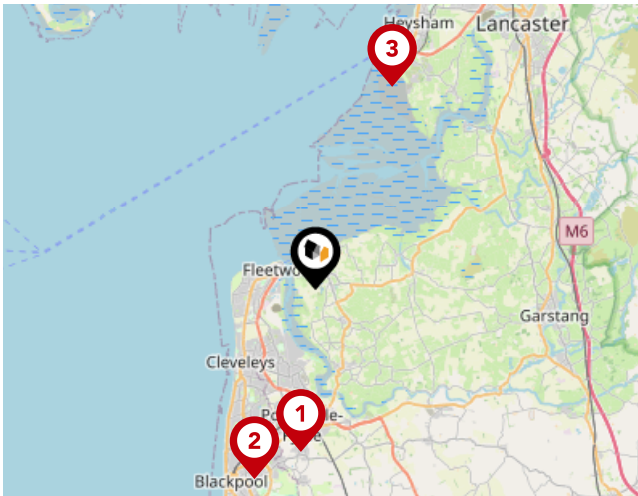
	Nursery	Primary	Secondary	College	Private
 <b>Carter's Charity Voluntary Controlled Primary School, Preesall</b> Ofsted Rating: Requires improvement   Pupils: 176   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Preesall Fleetwood's Charity Church of England Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Saint Aidan's Church of England High School</b> Ofsted Rating: Good   Pupils: 839   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's Catholic Primary School, Fleetwood</b> Ofsted Rating: Good   Pupils: 164   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Fleetwood Chaucer Community Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Shakespeare Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Springfield House School</b> Ofsted Rating: Good   Pupils: 7   Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stalmine Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>St Wulstan's and St Edmund's Catholic Academy</b> Ofsted Rating: Requires improvement   Pupils: 206   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fleetwood Flakefleet Primary School</b> Ofsted Rating: Good   Pupils: 471   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fleetwood High School</b> Ofsted Rating: Good   Pupils: 1008   Distance:2.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Charles Saer Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 311   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pilling St John's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cardinal Allen Catholic High School, Fleetwood</b> Ofsted Rating: Good   Pupils: 796   Distance:2.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Larkholme Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thornton Primary School</b> Ofsted Rating: Good   Pupils: 136   Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

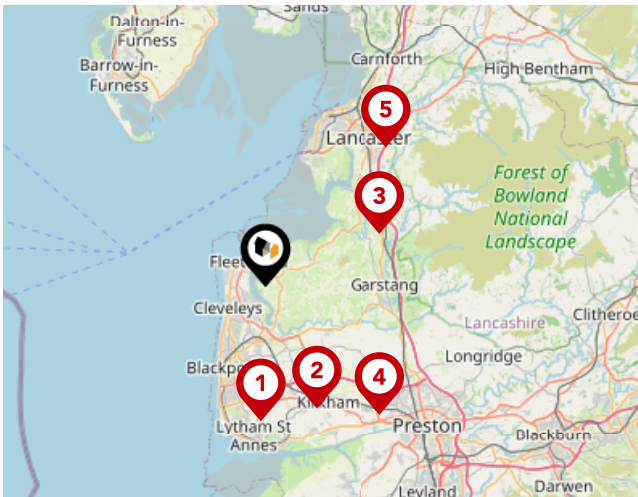
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Poulton-le-Fylde Rail Station	5.66 miles
2	Layton (Lancs) Rail Station	6.91 miles
3	Heysham Port Rail Station	7.6 miles

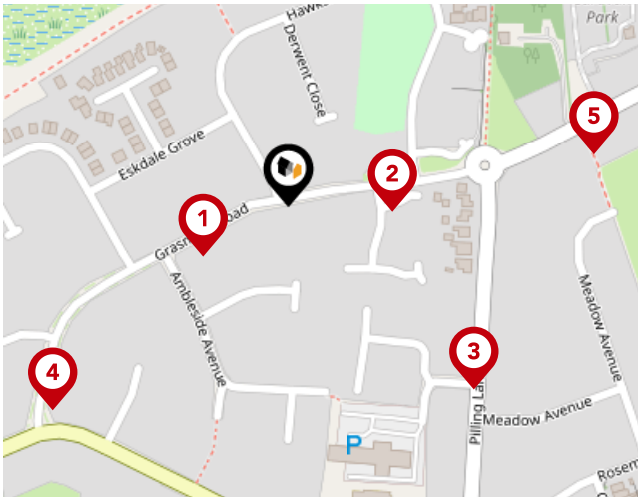


### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	9.42 miles
2	M55 J3	9.24 miles
3	M6 J33	8.85 miles
4	M55 J2	11.94 miles
5	M6 J34	12.9 miles

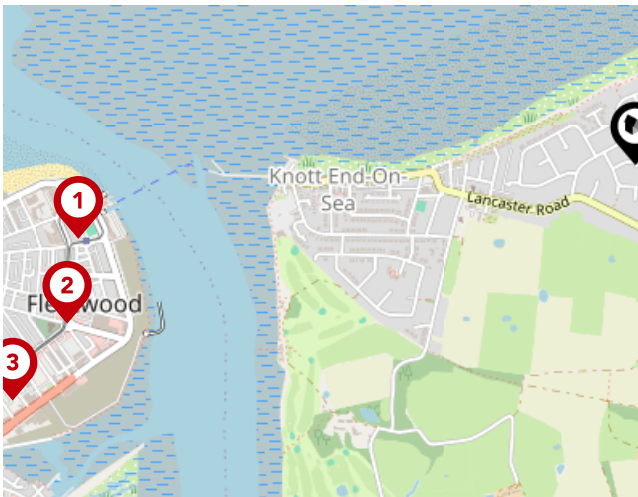
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ambleside Avenue	0.05 miles
2	Hawkshead Road	0.06 miles
3	Medical Centre	0.14 miles
4	Coniston Avenue	0.17 miles
5	Pilling Lane	0.17 miles



### Local Connections

Pin	Name	Distance
1	Fleetwood Ferry (Blackpool Tramway)	1.23 miles
2	Victoria Street (Blackpool Tramway)	1.29 miles
3	London Street (Blackpool Tramway)	1.45 miles



### **Pendle Hill Properties**

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If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

### Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

### Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

### Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

### Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



/PendleHillProperties/



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/company/pendle-hill-properties/

# Pendle Hill Properties

## 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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