



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



REDCAR ROAD, BOLTON, BL1 6LG.

Asking Price : £265,000

Redpath Leach Estate Agents

17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

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Property Overview



Property

Type:	Semi-Detached	Asking Price:	£265,000
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	871 ft ² / 81 m ²	Start Date:	01/01/1970
Plot Area:	0.15 acres	End Date:	01/01/1970
Council Tax :	Band D	Lease Term:	990 years from 19.6.1939
Annual Estimate:	£1,960	Term Remaining:	905 years
Title Number:	LA99274		
UPRN:	100010919977		

Local Area

Local Authority:	Bolton
Conservation Area:	No
Flood Risk:	
◆ Rivers & Seas	Very Low
◆ Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

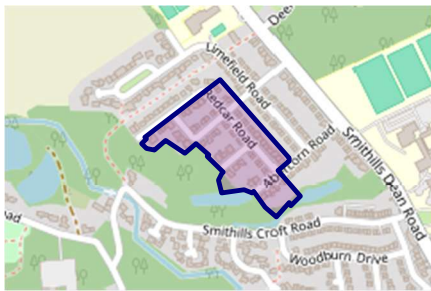


Property Multiple Title Plans



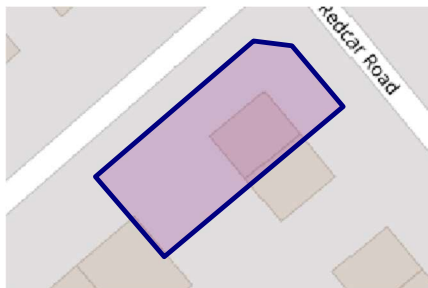
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



MAN40877

Leasehold Title Plans



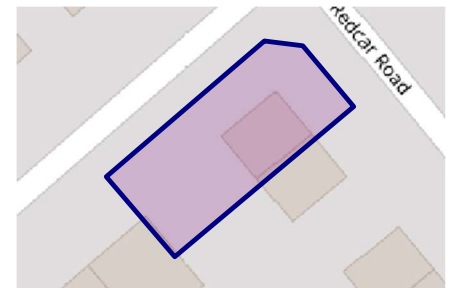
LA99274

Start Date: 28/10/1948
 End Date: 19/06/2929
 Lease Term: 990 years
 from
 19.6.1939
 Term Remaining: 905 years



MAN10811

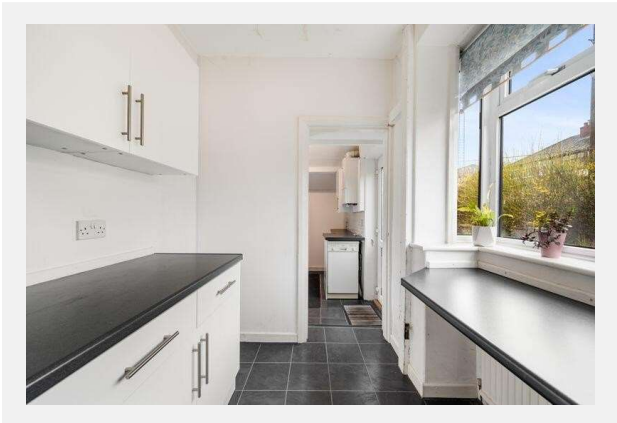
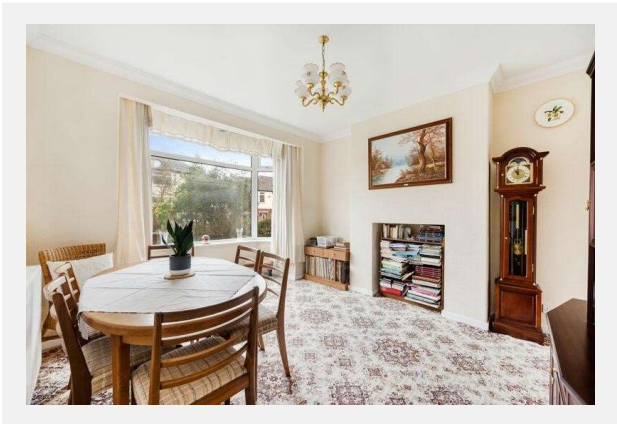
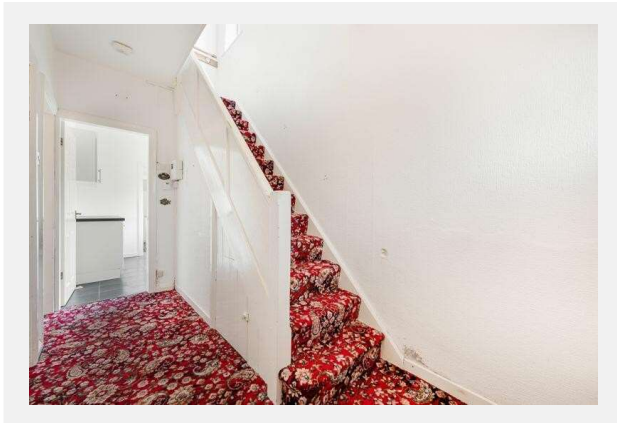
Start Date: 02/11/1966
 End Date: 01/11/2964
 Lease Term: 999 years (less 3
 days) from 1
 November 1965
 Term Remaining: 941 years



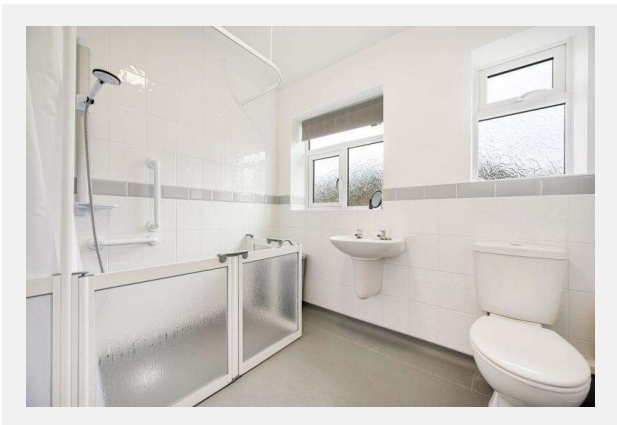
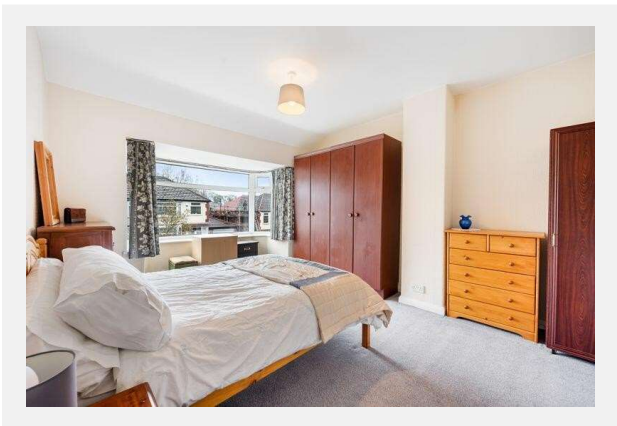
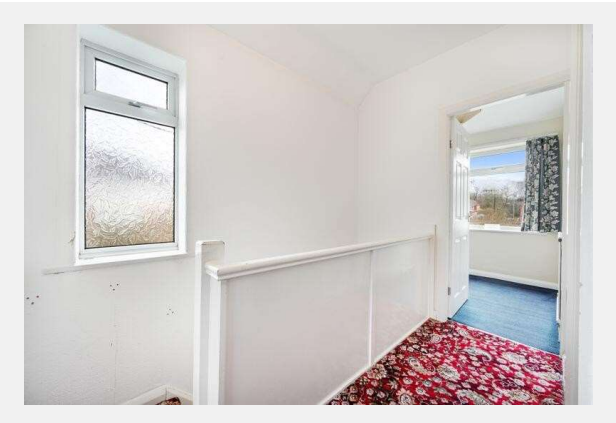
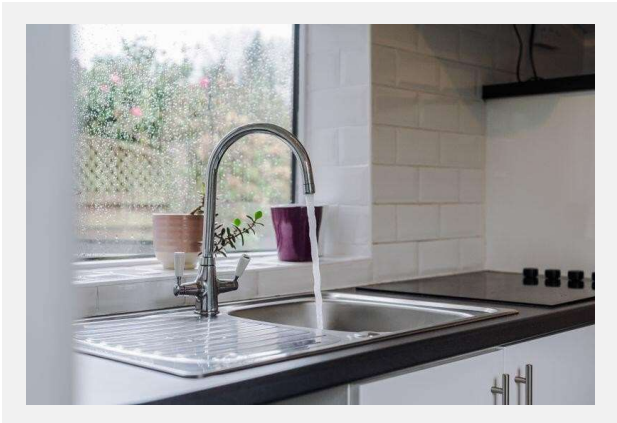
GM171783

Start Date: 18/06/1939
 End Date: 19/06/2938
 Lease Term: 999 years
 from 19 June
 1939
 Term Remaining: 914 years

Gallery Photos



Gallery Photos

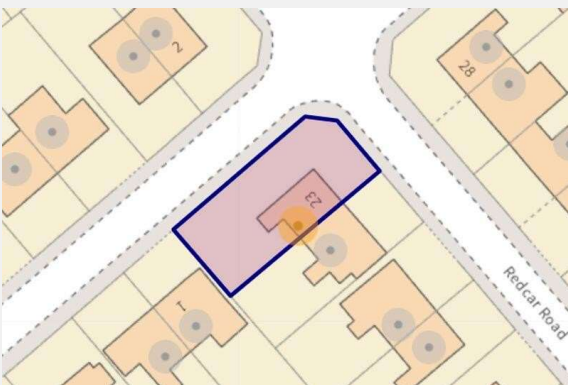


Gallery Photos



REDPATH LEACH

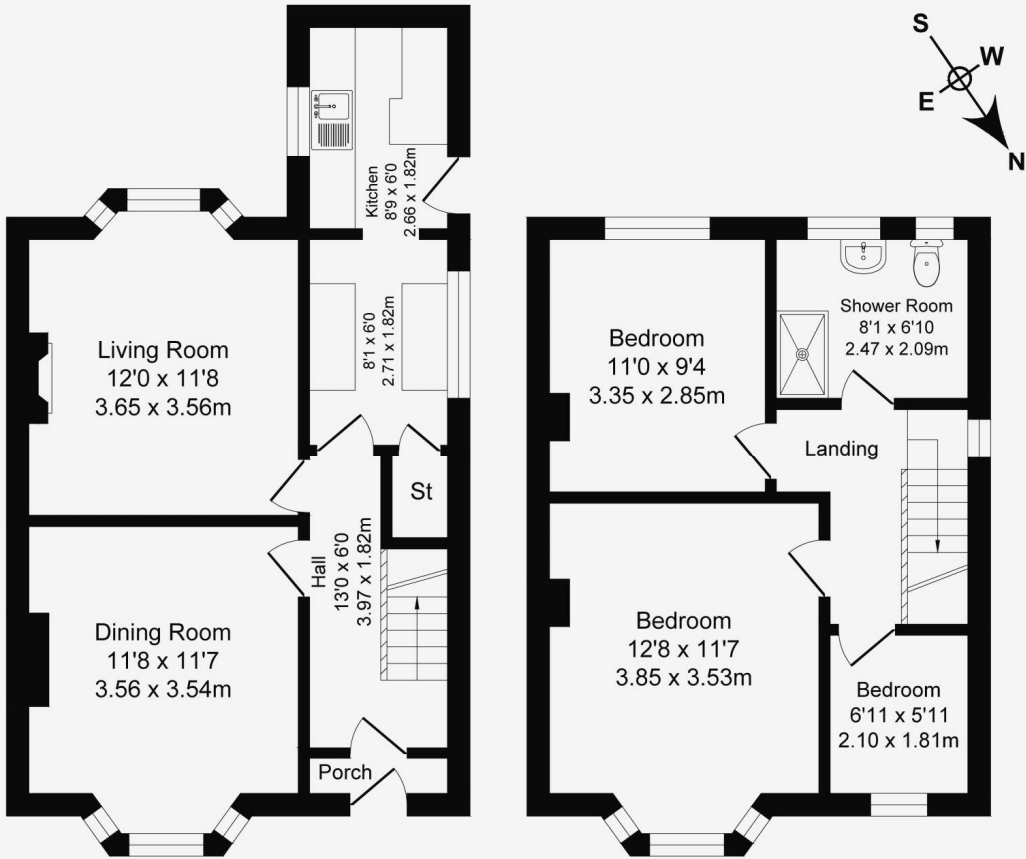
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REDCAR ROAD, BOLTON, BL1 6LG.

Total Approx. Floor Area 947 Sq.ft. (87.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 501 Sq.Ft
(46.5 Sq.M.)

First Floor
Approx. Floor
Area 446 Sq.Ft
(41.4 Sq.M.)

Property EPC - Certificate



BOLTON, BL1

Energy rating

D

Valid until 13.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

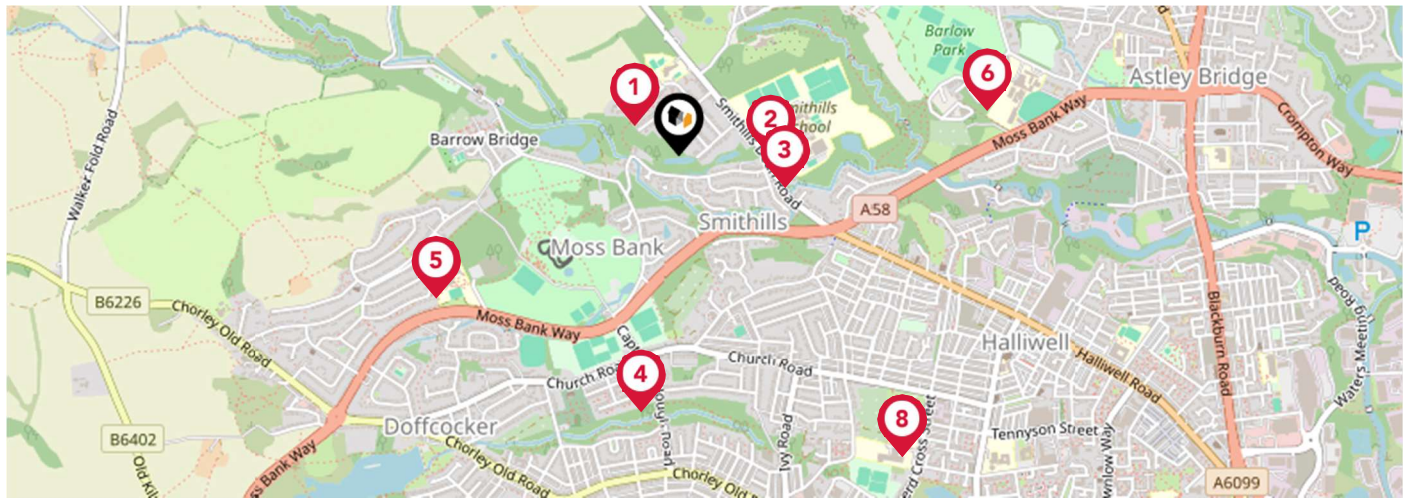
Property EPC - Additional Data



Additional EPC Data

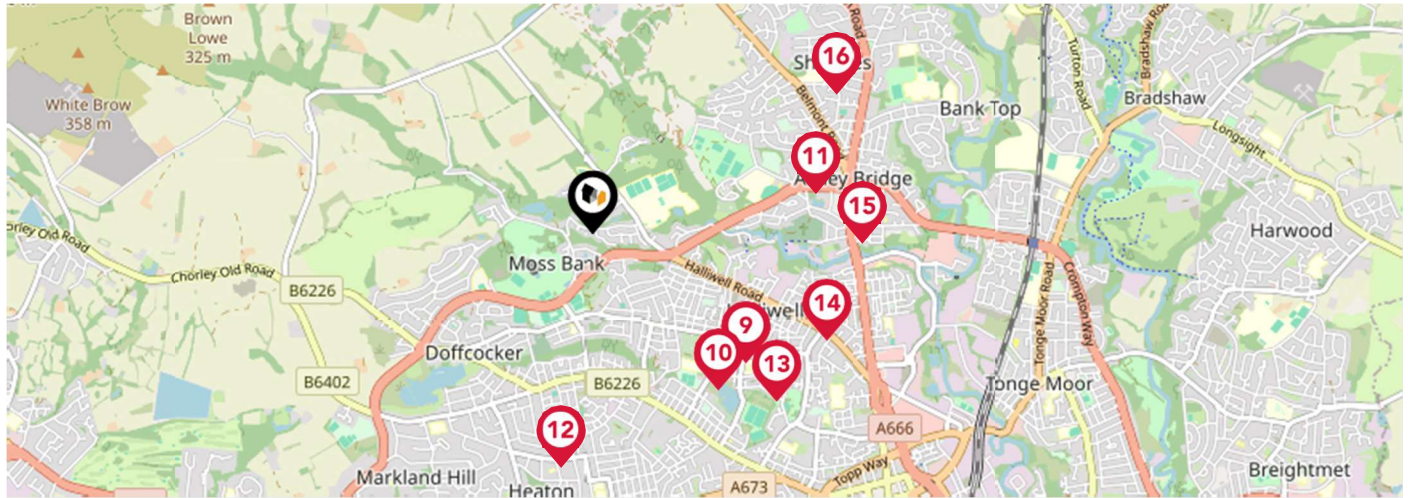
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	81 m ²

Area Schools



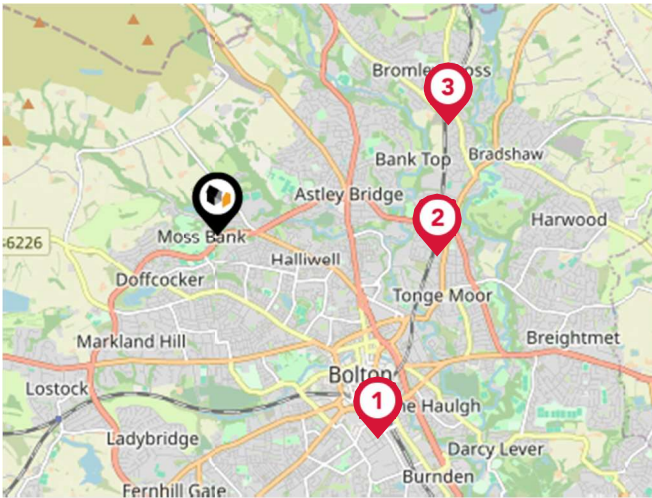
		Nursery	Primary	Secondary	College	Private
1	St Peter's Smithill's Dean Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Youth Challenge Pru Ofsted Rating: Outstanding Pupils: 85 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Smithills School Ofsted Rating: Good Pupils: 903 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Church Road Primary School Ofsted Rating: Good Pupils: 445 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Johnson Fold Community Primary School Ofsted Rating: Outstanding Pupils: 246 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thornleigh Salesian College Ofsted Rating: Good Pupils: 1538 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oxford Grove Primary School Ofsted Rating: Good Pupils: 452 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's RC Primary School, Halliwell, Bolton Ofsted Rating: Good Pupils: 218 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



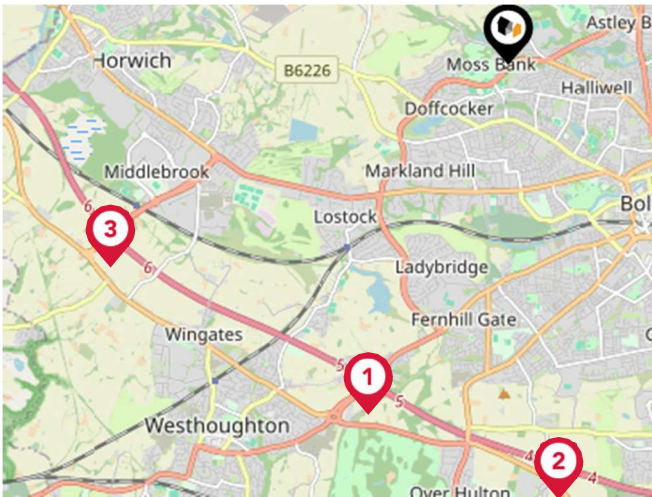
		Nursery	Primary	Secondary	College	Private
	St Thomas C of E Primary School, Halliwell Ofsted Rating: Good Pupils: 352 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Al-Huda Primary School Ofsted Rating: Good Pupils: 116 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 210 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas of Canterbury RC School Ofsted Rating: Good Pupils: 419 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownlow Fold Primary School Ofsted Rating: Good Pupils: 283 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School Bolton Ofsted Rating: Outstanding Pupils: 602 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 272 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Lawn Primary School Ofsted Rating: Good Pupils: 482 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



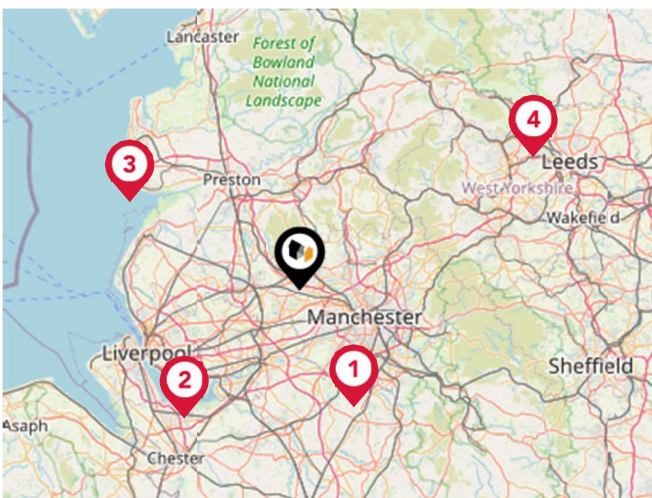
National Rail Stations

Pin	Name	Distance
	Bolton Rail Station	2.27 miles
	Hall i' th' Wood Rail Station	1.94 miles
	Bromley Cross Rail Station	2.24 miles



Trunk Roads/Motorways

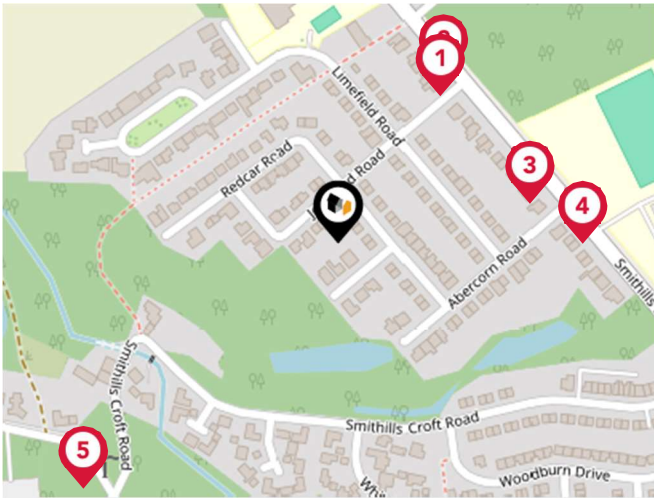
Pin	Name	Distance
	M61 J5	3.3 miles
	M61 J4	3.84 miles
	M61 J6	3.92 miles
	M61 J3	5.07 miles
	M61 J2	5.86 miles



Airports/HELIPADS

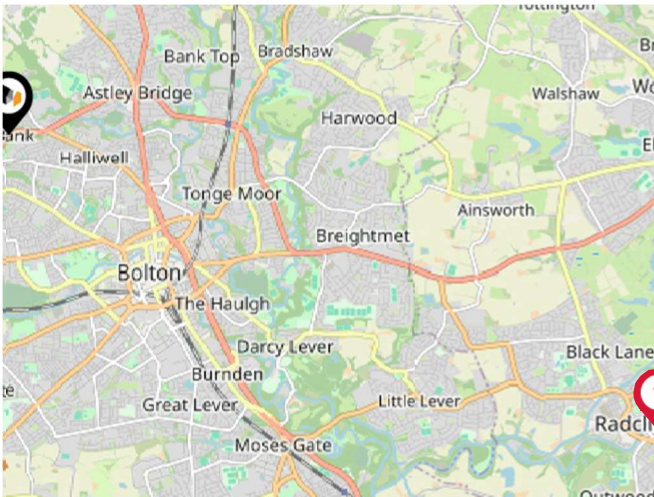
Pin	Name	Distance
	Manchester Airport	18.23 miles
	Liverpool John Lennon Airport	24.36 miles
	Blackpool International Airport	26.82 miles
	Leeds Bradford International Airport	37.65 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Smithills Hall	0.1 miles
2	Smithills Hall	0.11 miles
3	Abercorn Road	0.11 miles
4	Abercorn Road	0.14 miles
5	Smithills Croft Road	0.19 miles



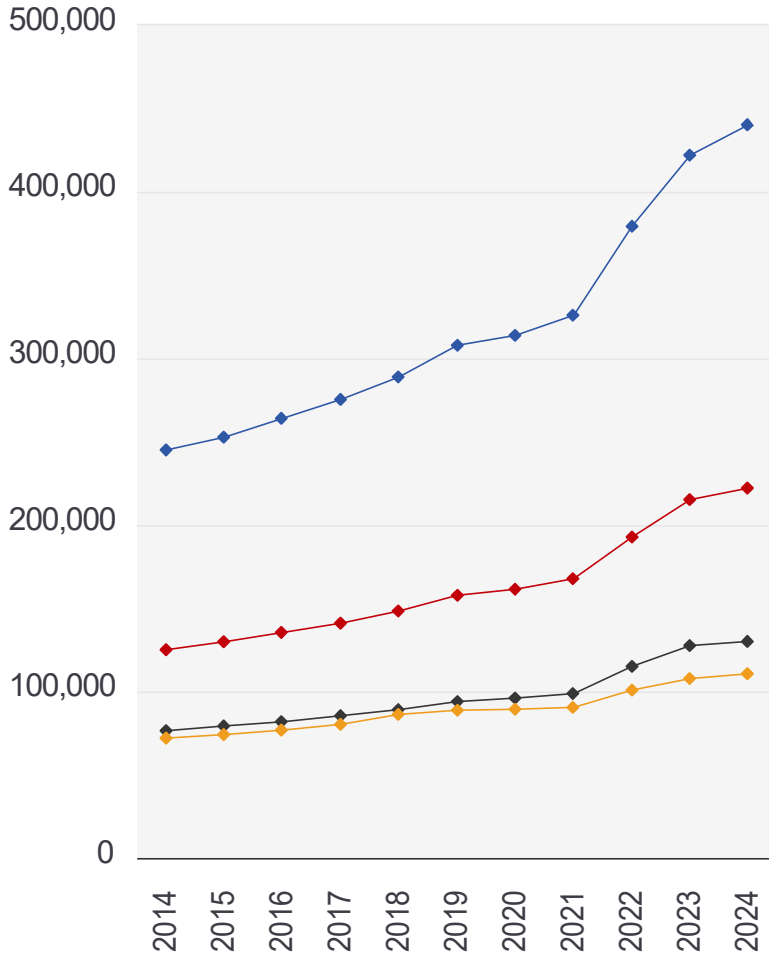
Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	6.28 miles
2	Bury Bolton Street (East Lancashire Railway)	6.6 miles
3	Bury (Manchester Metrolink)	6.72 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in BL1



Detached

+79.64%

Semi-Detached

+77.57%

Terraced

+70.16%

Flat

+53.58%



Redpath Leach Estate Agents

Covering Bolton and the surrounding areas, Redpath Leach Estate Agents was established to reinvigorate the Estate Agency marketplace, offering a new and innovative approach to the process of moving home.

Being accredited by the Royal Institution of Chartered Surveyors and underpinned by their Valuer Registration programme, it is this prestigious hallmark which demonstrates our commitment to quality in every aspect of our business.

With a combined 25 years' experience within the local property market, our bespoke consultancy service is delivered personally by our directors, with our core business focus to ensure an experience which places our clients' needs at the fore, providing limitless support, guidance and advice.

We understand that moving home is a personal and emotive experience, so whilst our clients can always be assured of the highest levels of professionalism, they can similarly be reassured that an approachable, amenable and friendly individual will be available to support them through every stage of the process.

If we can be of any assistance in respect of buying or selling a home, then please do not hesitate to contact us.

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Redpath Leach Estate Agents or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Redpath Leach Estate Agents and therefore no warranties can be given as to their good working order.

Redpath Leach 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 the UK's leading supplier of property- specific data.

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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Our partner aggregates this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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