

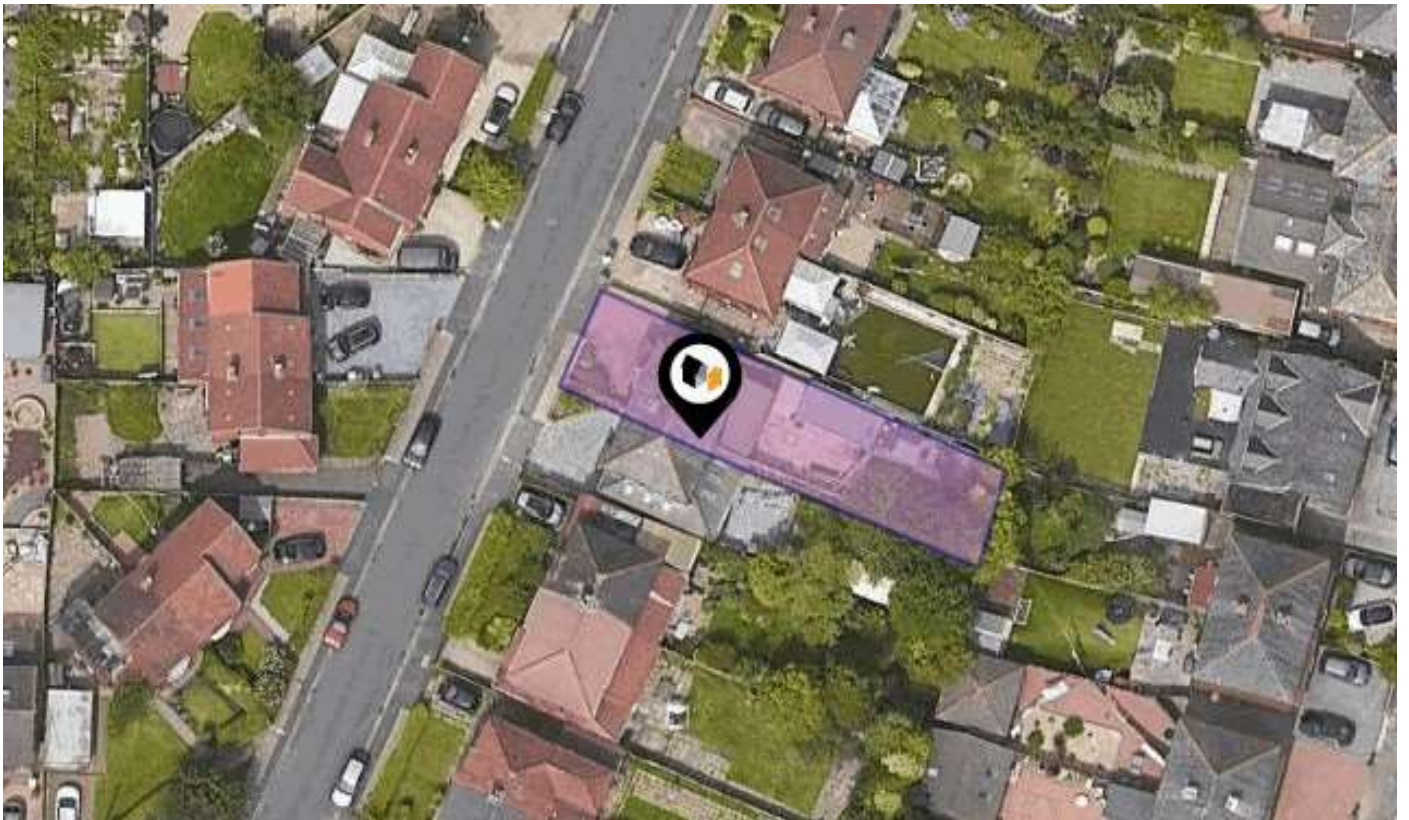


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



RUTHERFORD DRIVE, BOLTON, BL5 1DJ.

Offers Over : £295,000

Redpath Leach Estate Agents

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

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Property Overview



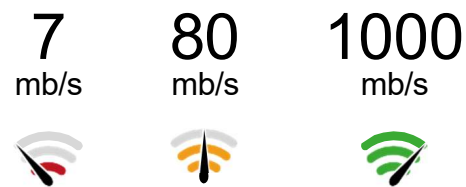
Property

Type:	Semi-Detached	Last Sold \pounds/ft^2 :	$\pounds 215$
Bedrooms:	3	Offers Over:	$\pounds 295,000$
Floor Area:	882 ft^2 / 82 m^2	Tenure:	Leasehold
Plot Area:	0.08 acres	Start Date:	16/06/1942
Council Tax :	Band C	End Date:	01/07/2928
Annual Estimate:	$\pounds 1,742$	Lease Term:	990 years from 1 July 1938
Title Number:	GM823442	Term Remaining:	905 years
UPRN:	100010922721		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Rutherford Drive, Bolton, BL5 1DJ*

Reference - 70288/05
Decision: Approve
Date: -
Description: ERECTION OF SINGLE STOREY EXTENSION AT REAR.

Property Multiple Title Plans



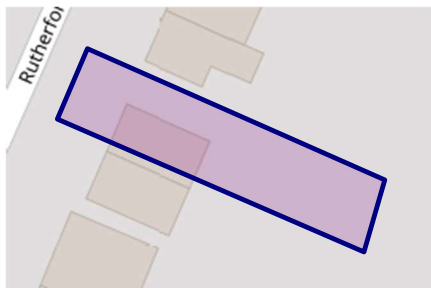
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



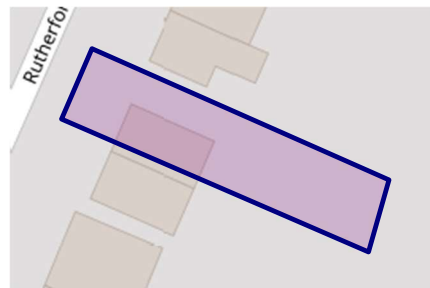
GM910682

Leasehold Title Plans



GM823442

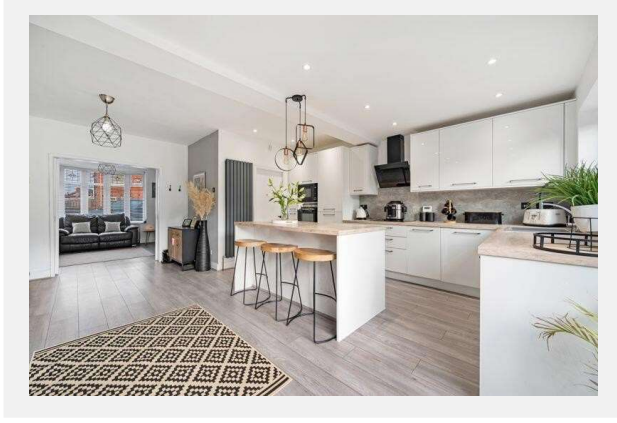
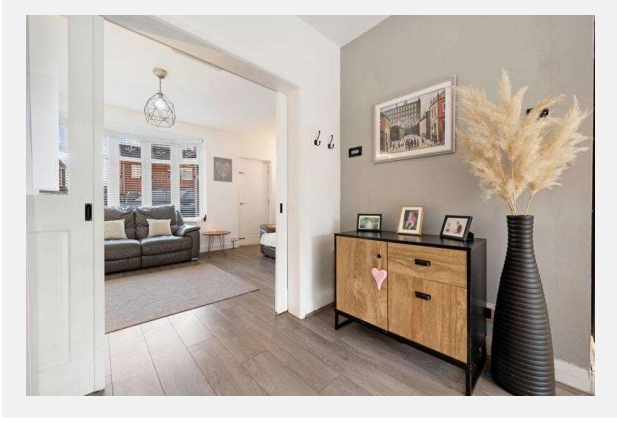
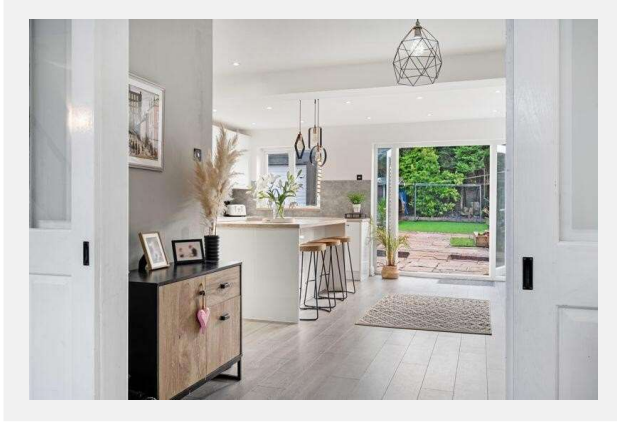
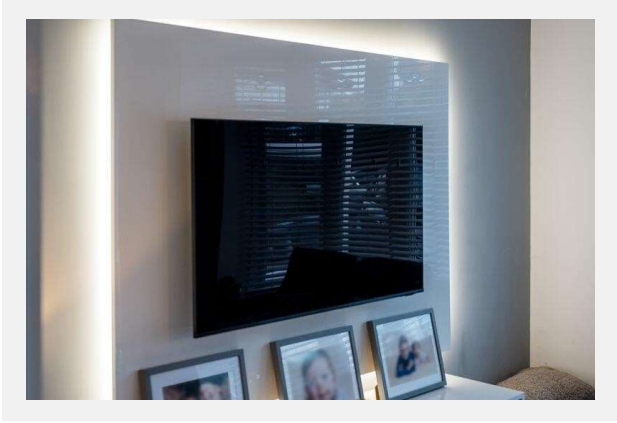
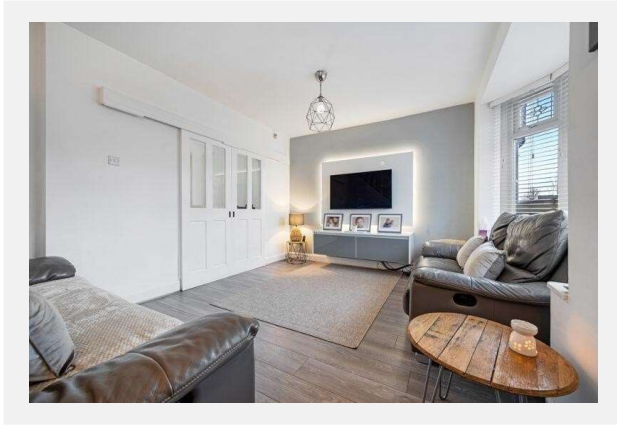
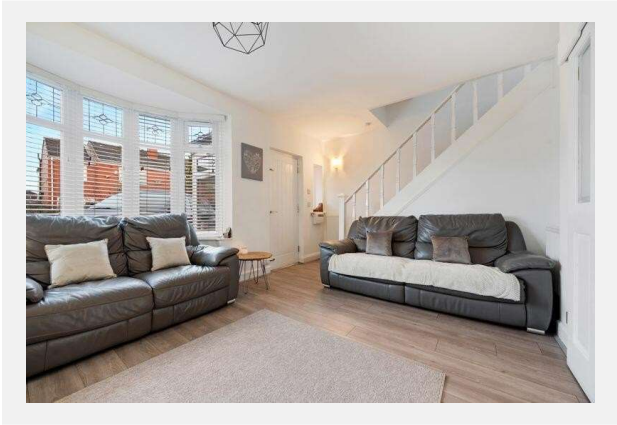
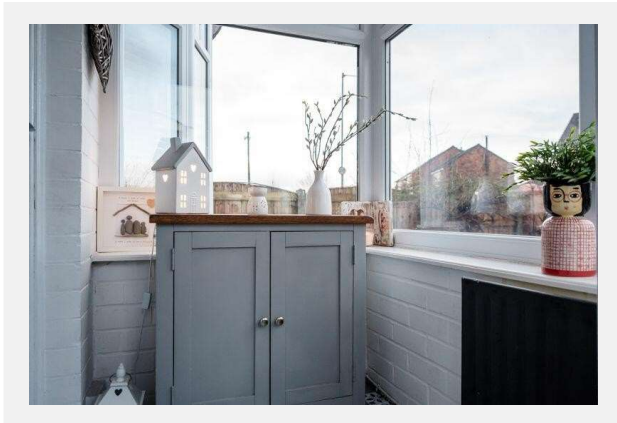
Start Date:	22/11/1939
End Date:	01/07/2937
Lease Term:	999 years from 1 July 1938
Term Remaining:	914 years



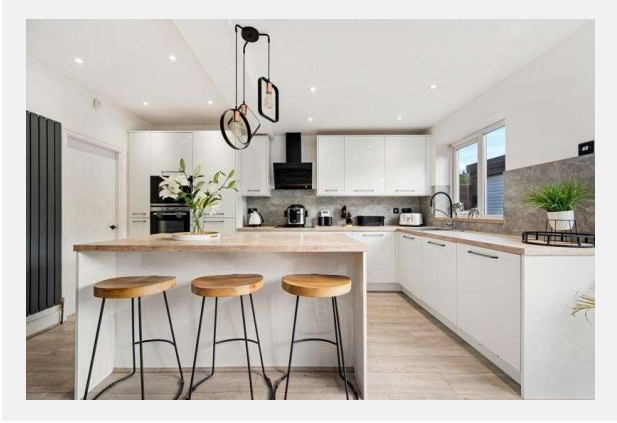
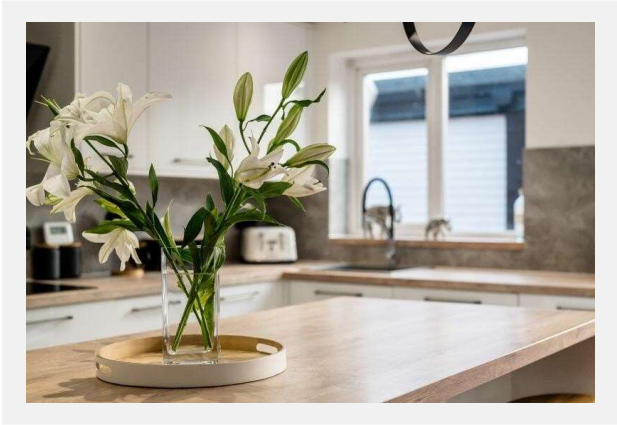
GM774090

Start Date:	16/06/1942
End Date:	01/07/2928
Lease Term:	990 years from 1 July 1938
Term Remaining:	905 years

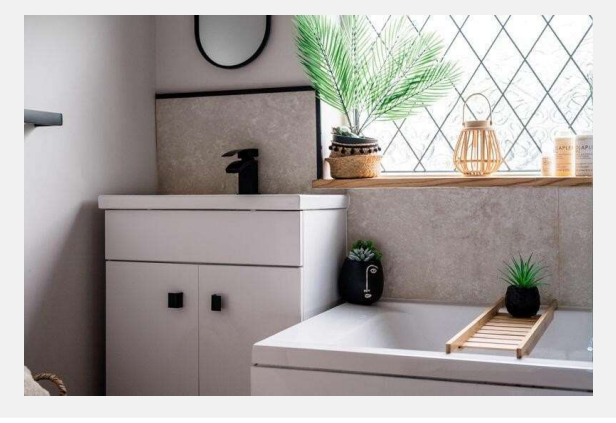
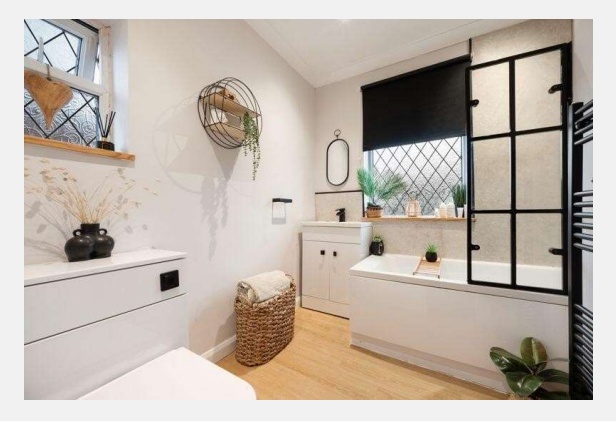
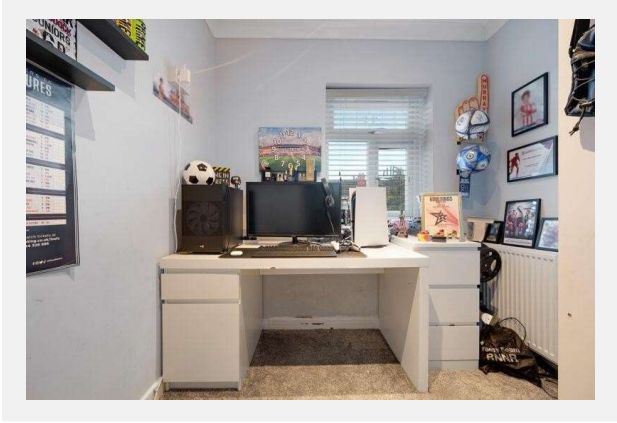
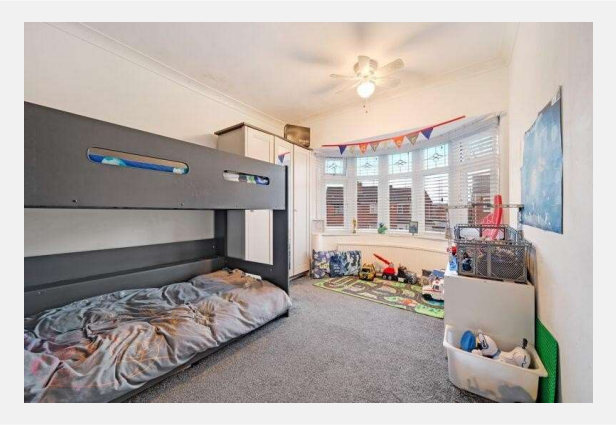
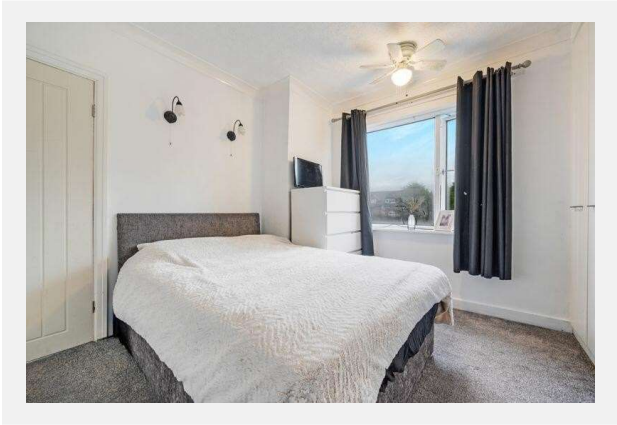
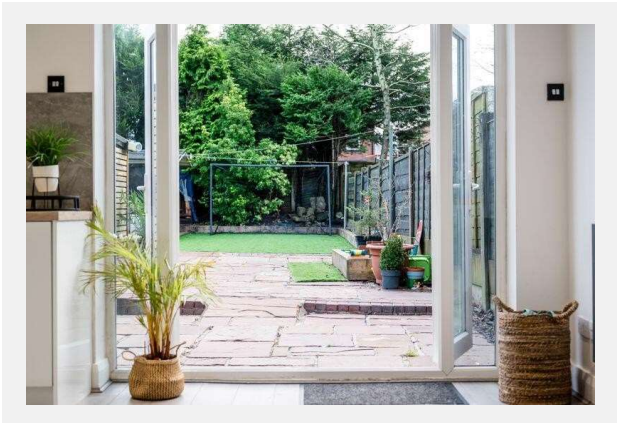
Gallery Photos



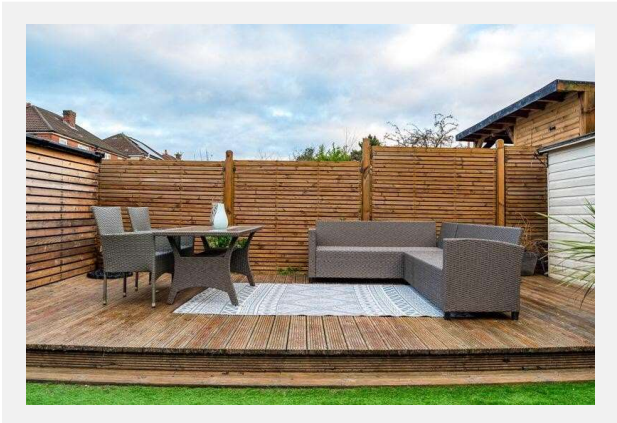
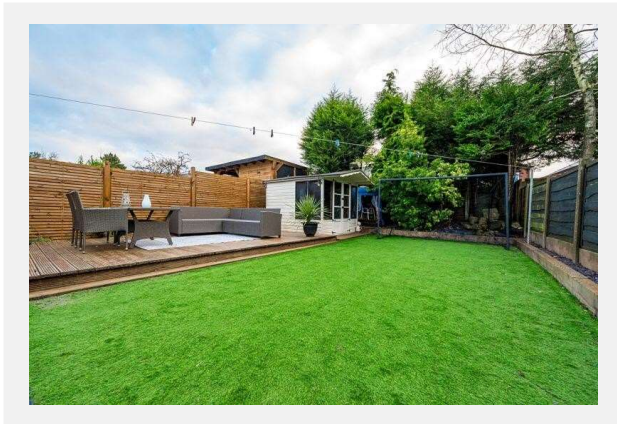
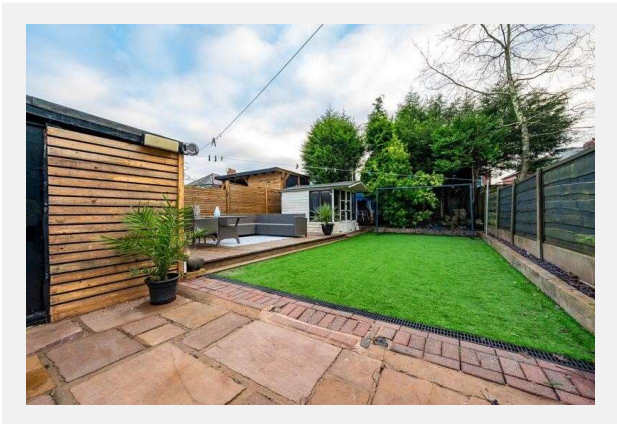
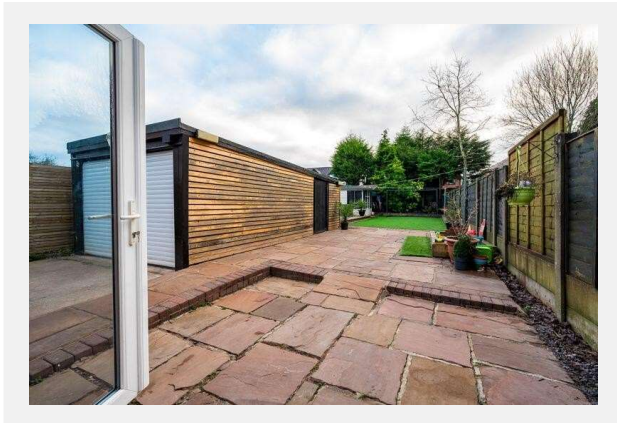
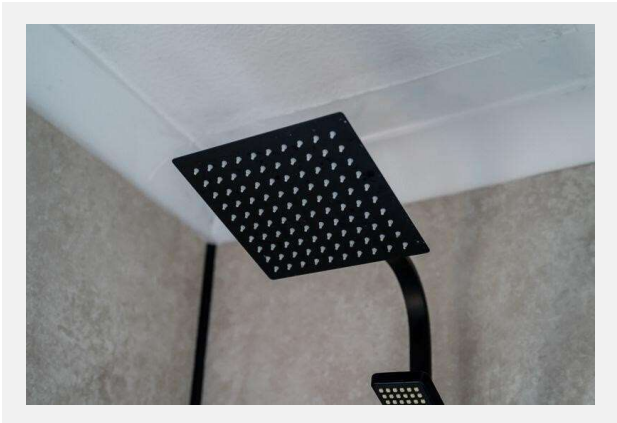
Gallery Photos

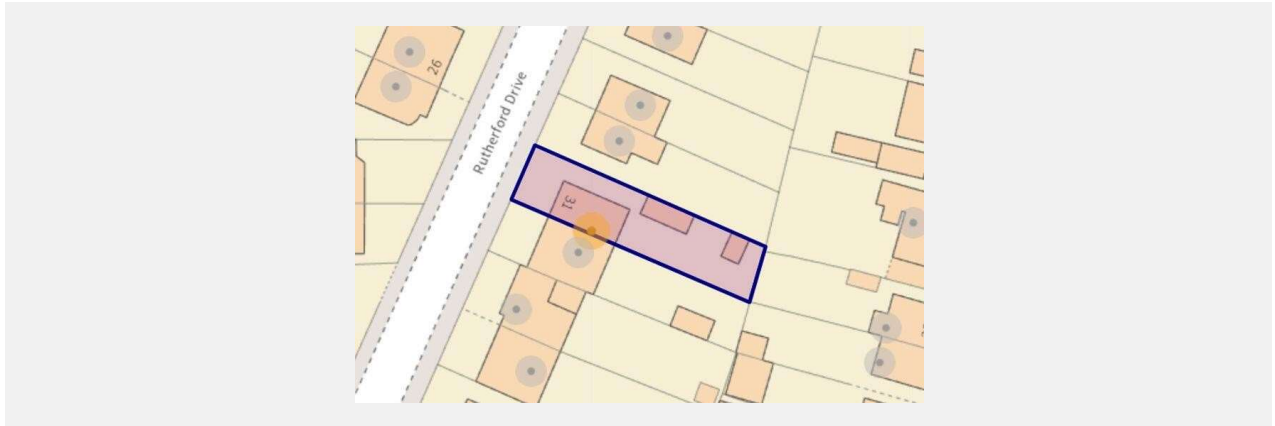


Gallery Photos



Gallery Photos

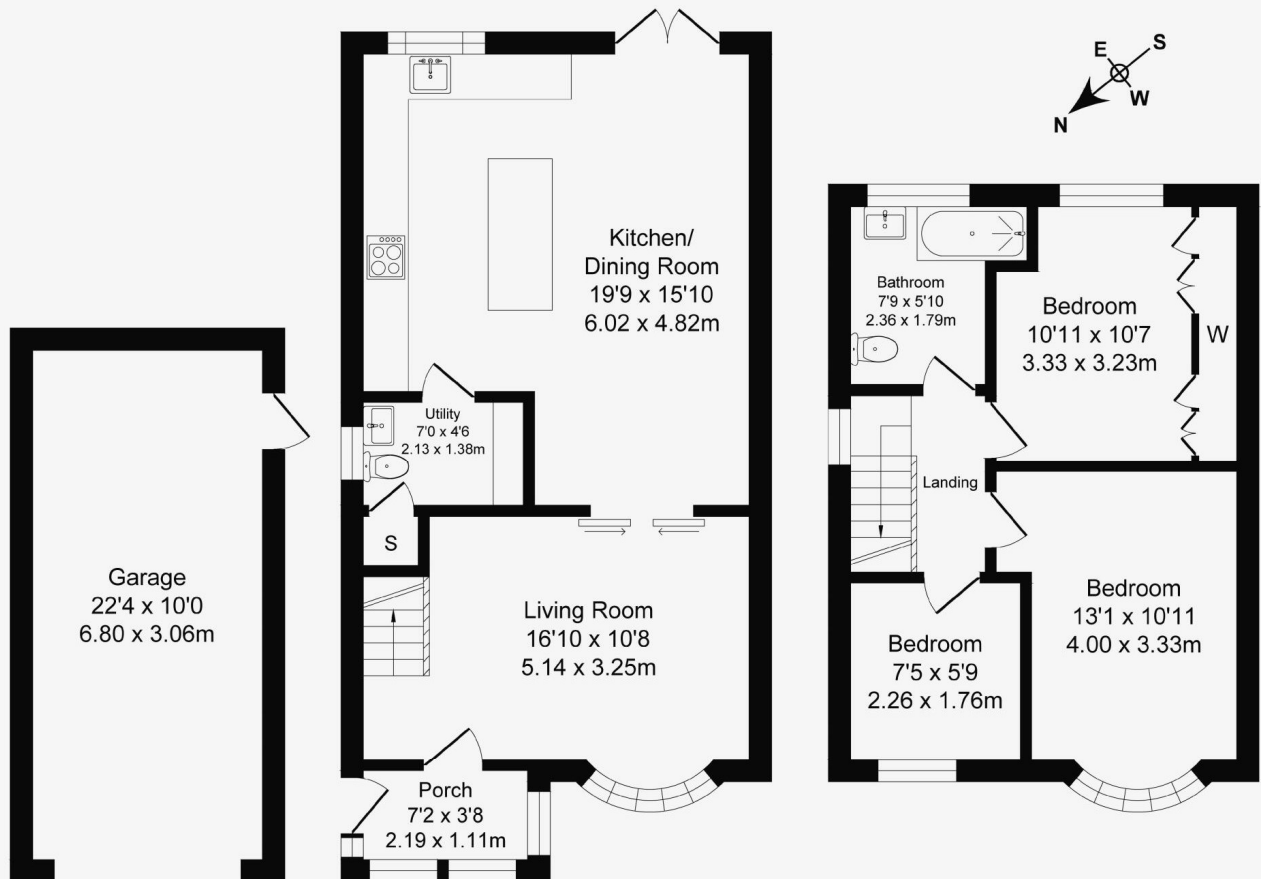




RUTHERFORD DRIVE, BOLTON, BL5 1DJ.

Total Approx. Floor Area 1195 Sq.ft. (111.0 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.



Garage
Approx. Floor Area 224 Sq.Ft
(20.8 Sq.M.)

Ground Floor
Approx. Floor Area 558 Sq.Ft
(51.8 Sq.M.)

First Floor
Approx. Floor Area 413 Sq.Ft
(38.4 Sq.M.)

Property EPC - Certificate



Rutherford Drive, BL5

Energy rating

C

Valid until 19.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

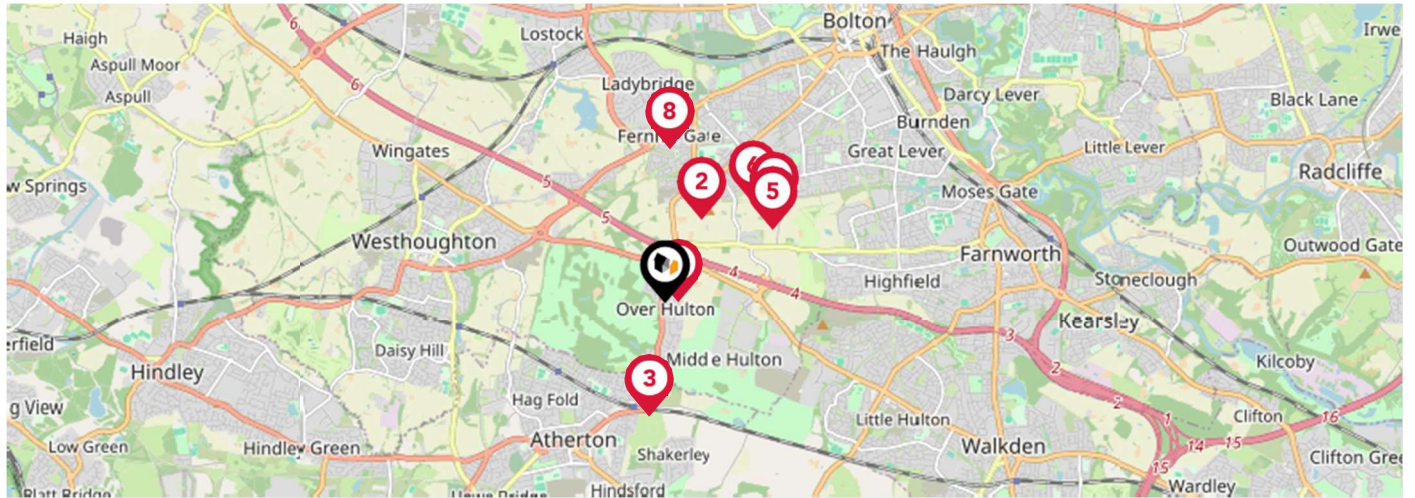
Property EPC - Additional Data











Additional EPC Data

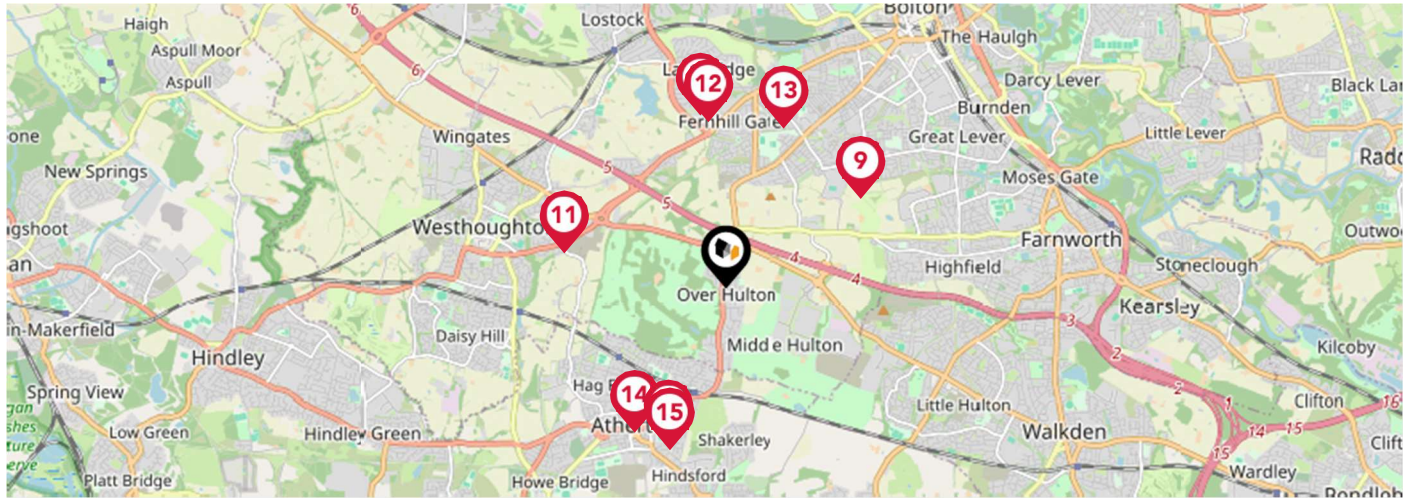
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	82 m ²









Area Schools



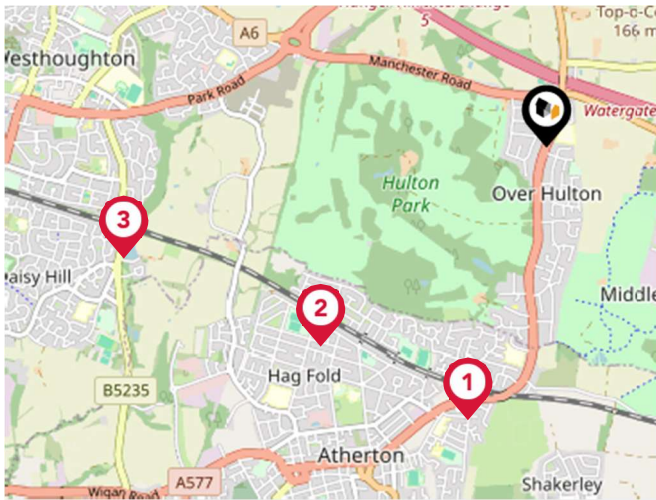
		Nursery	Primary	Secondary	College	Private
	<p>St Andrew's CofE Primary School, Over Hulton</p> <p>Ofsted Rating: Good Pupils: 210 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Heathfield Primary School</p> <p>Ofsted Rating: Good Pupils: 260 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Rowan Tree Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 116 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Essa Primary School</p> <p>Ofsted Rating: Good Pupils: 391 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Essa Academy</p> <p>Ofsted Rating: Good Pupils: 980 Distance:1.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>St Bede Academy</p> <p>Ofsted Rating: Outstanding Pupils: 653 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>King's Leadership Academy Bolton</p> <p>Ofsted Rating: Not Rated Pupils: 178 Distance:1.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>St Mary's CofE Primary School, Deane</p> <p>Ofsted Rating: Outstanding Pupils: 466 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



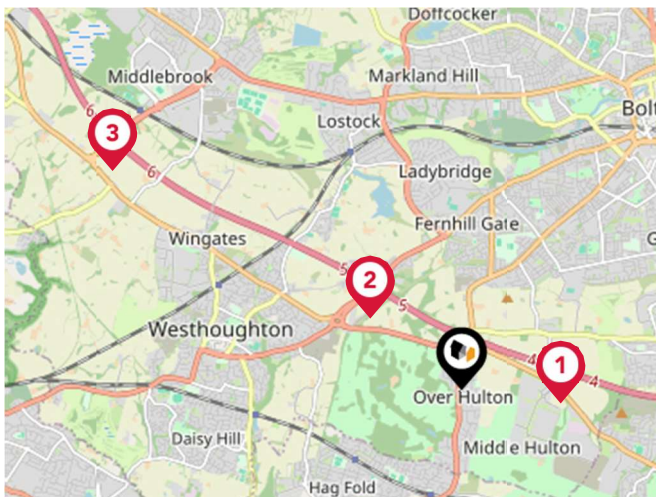
	Nursery	Primary	Secondary	College	Private
 Raise Education and Wellbeing School Ofsted Rating: Good Pupils: 31 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Philip's CofE Primary School, Atherton Ofsted Rating: Outstanding Pupils: 419 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Thomas CofE Primary School Ofsted Rating: Good Pupils: 251 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ladybridge High School Ofsted Rating: Good Pupils: 973 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Al Jamiah Islamiyyah Ofsted Rating: Inadequate Pupils: 207 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Meadowbank Primary School & Children's Centre Ofsted Rating: Good Pupils: 245 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chowbent Primary School Ofsted Rating: Good Pupils: 184 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rumworth School Ofsted Rating: Outstanding Pupils: 262 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



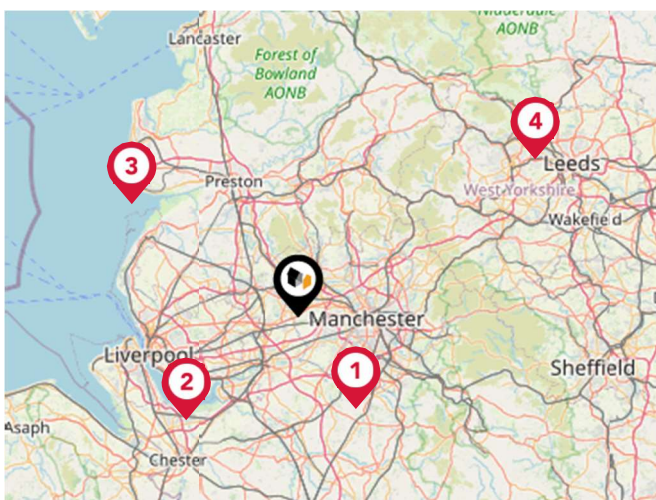
National Rail Stations

Pin	Name	Distance
1	Atherton Rail Station	1.25 miles
2	Hag Fold Rail Station	1.33 miles
3	Daisy Hill Rail Station	1.93 miles



Trunk Roads/Motorways

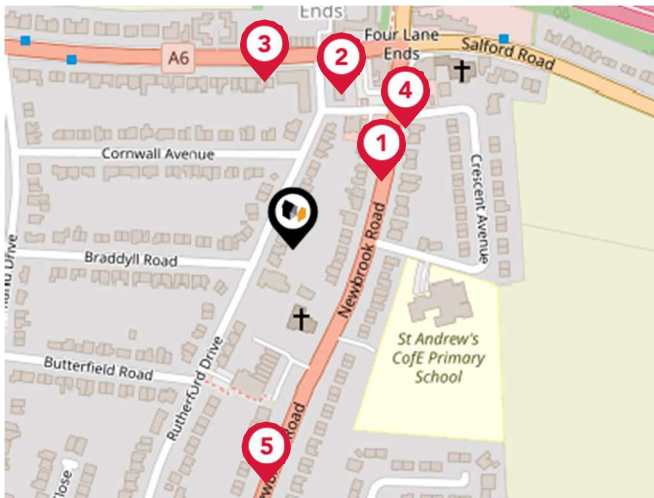
Pin	Name	Distance
1	M61 J4	0.88 miles
2	M61 J5	1.02 miles
3	M61 J6	3.63 miles
4	M61 J3	3.33 miles
5	M61 J2	3.98 miles



Airports/Helipads

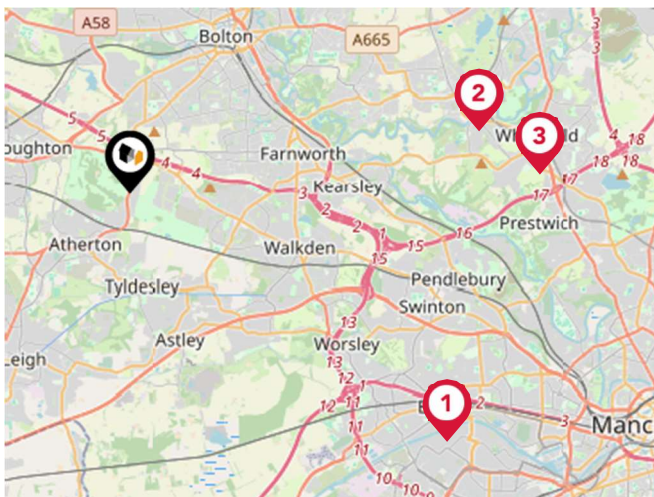
Pin	Name	Distance
1	Manchester Airport	15.2 miles
2	Liverpool John Lennon Airport	21.44 miles
3	Blackpool International Airport	28.36 miles
4	Leeds Bradford International Airport	39.97 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newbrook Road	0.06 miles
2	Manchester Road	0.09 miles
3	Rutherford Drive	0.09 miles
4	Newbrook Road	0.09 miles
5	Umberton Road	0.13 miles



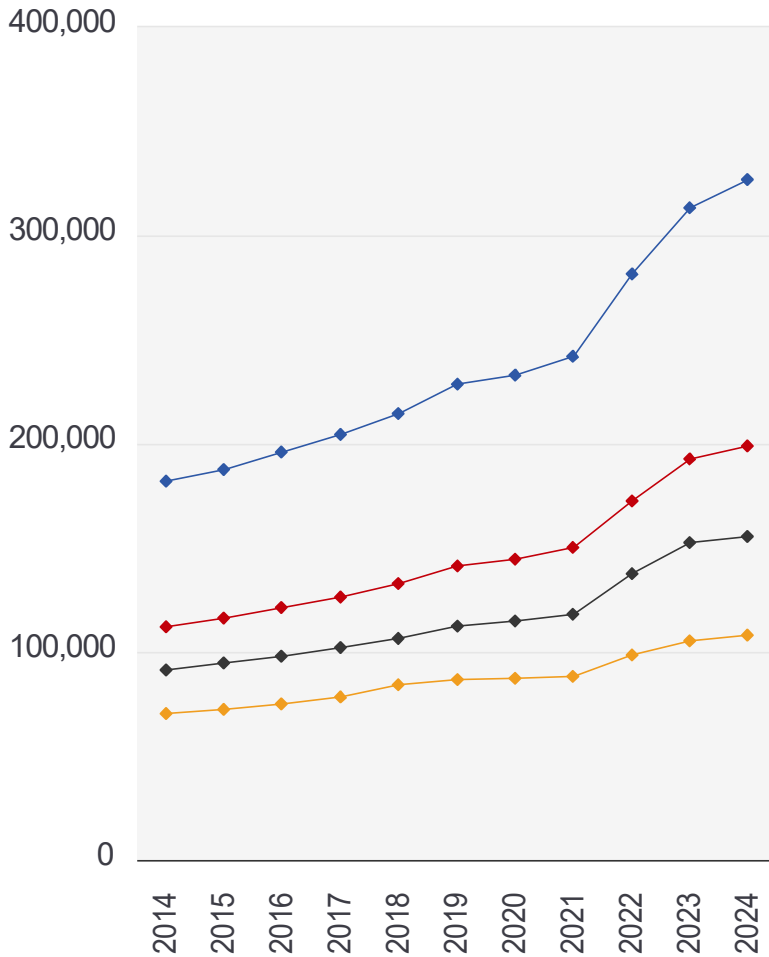
Local Connections

Pin	Name	Distance
1	Eccles (Manchester Metrolink)	7.1 miles
2	Radcliffe (Manchester Metrolink)	6.24 miles
3	Whitefield (Manchester Metrolink)	7.22 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in BL5



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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