

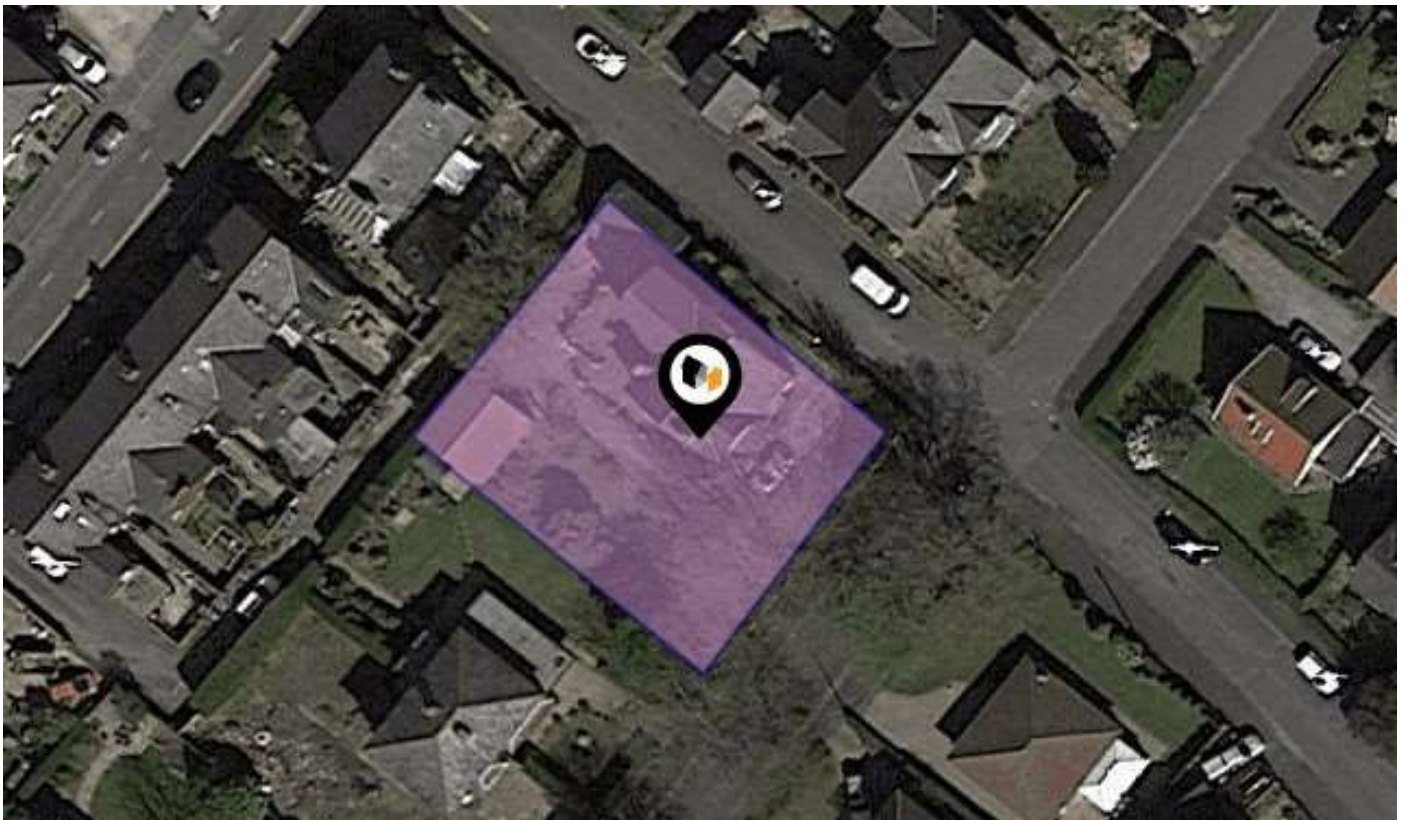


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

An insight into your property and the local area



LEES ROAD, ANDERTON, CHORLEY, PR6 9PP.

Redpath Leach Estate Agents

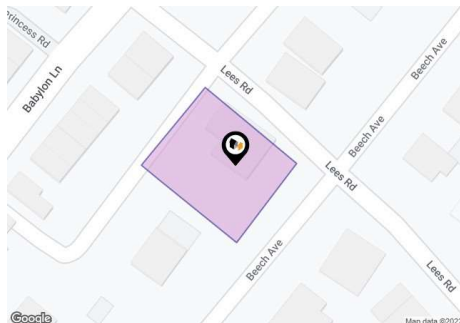
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk

Property Overview



Property

Type:	Detached	Last Sold \pounds/ft^2 :	-
Bedrooms:	4	Asking Price:	£700,000
Floor Area:	2,228.13 ft^2 / 207 m^2	Tenure:	Freehold
Plot Area:	0.18 acres		
Council Tax :	Band F		
Annual Estimate:	£2,959		
Title Number:	LA566748		
UPRN:	100012384960		

Local Area

Local Authority:	Chorley	Estimated Broadband Speeds
Flood Risk:	Very Low	(Standard - Superfast - Ultrafast)
Conservation Area:	No	

17 mb/s 56 mb/s - mb/s

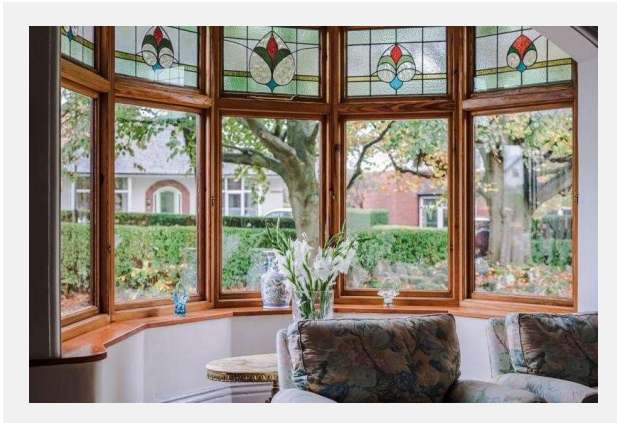
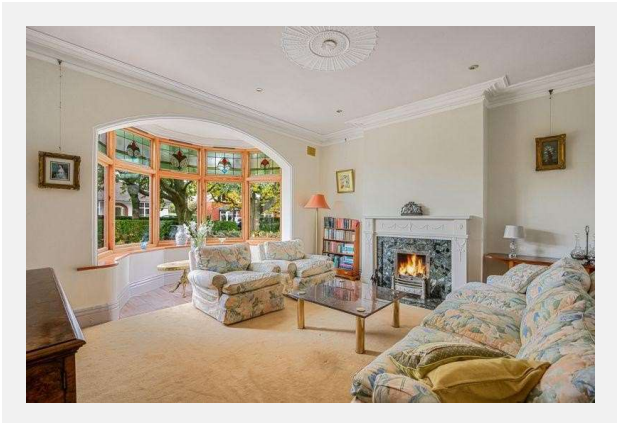
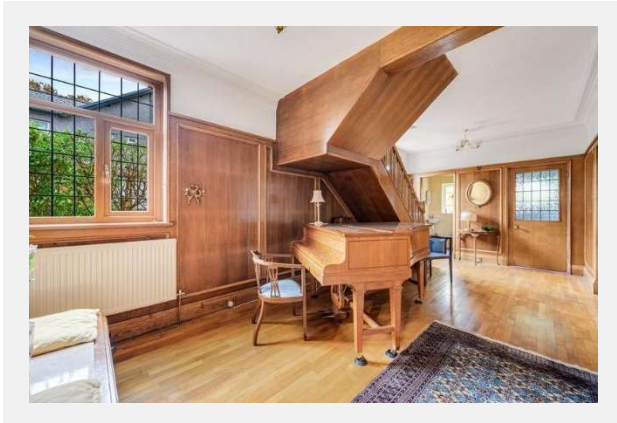
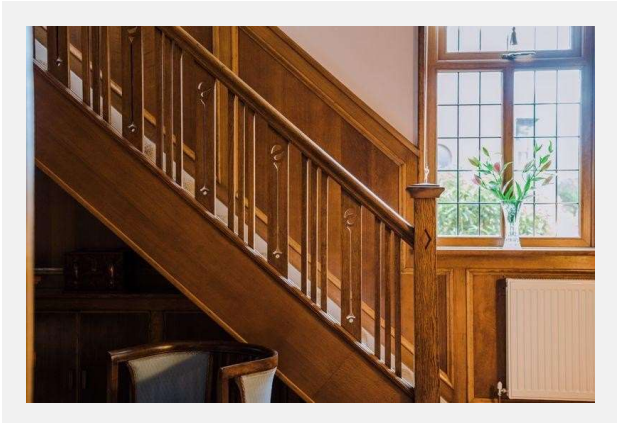
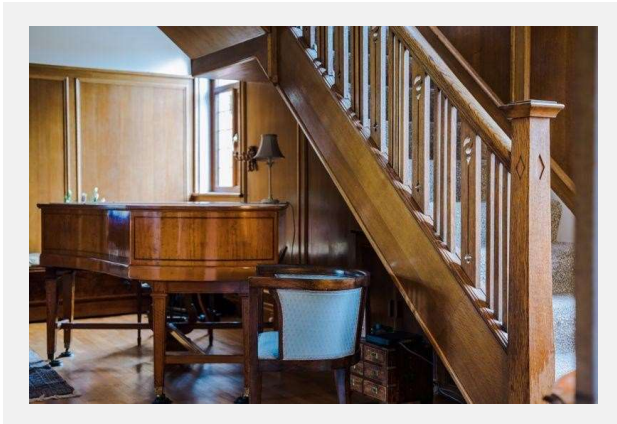
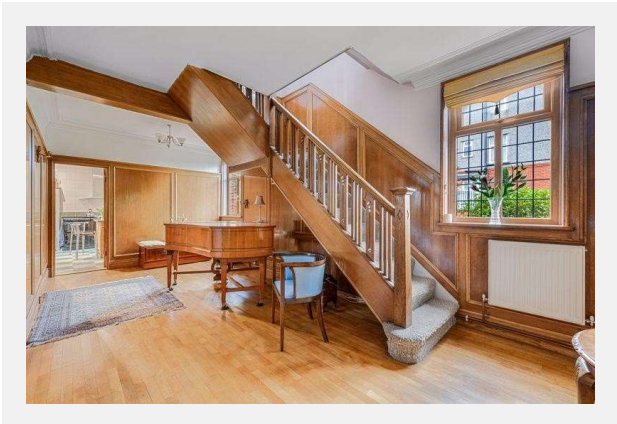


Mobile Coverage:
(based on calls indoors)

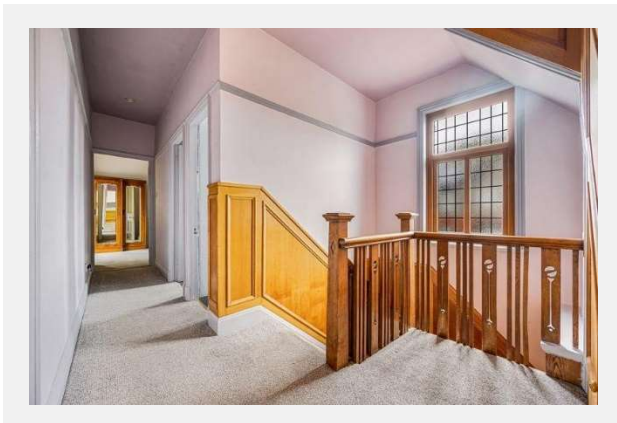
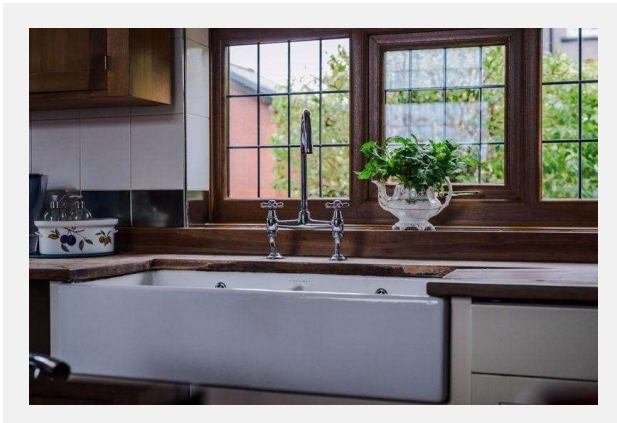
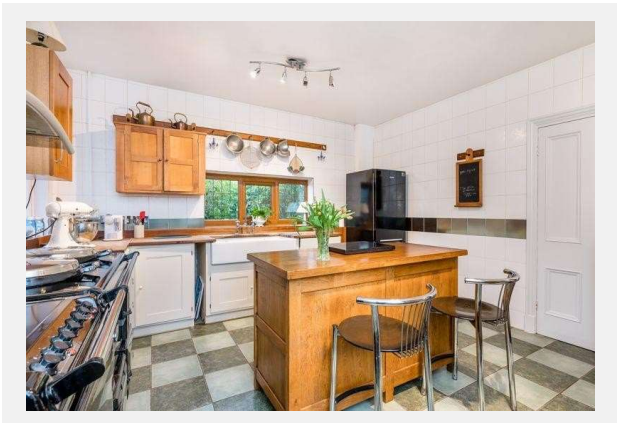
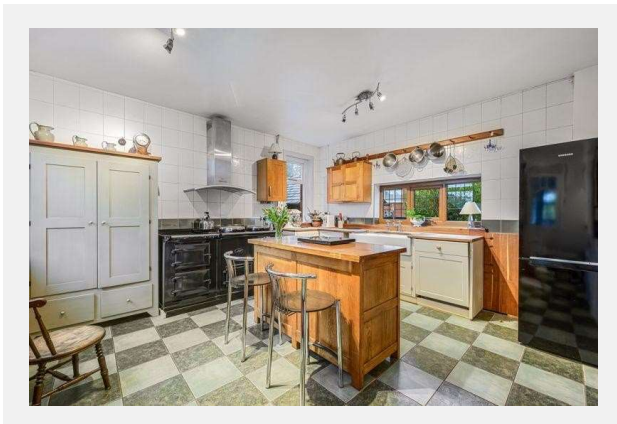
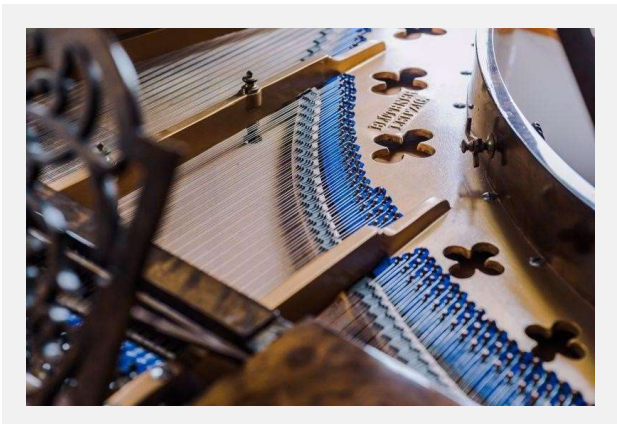
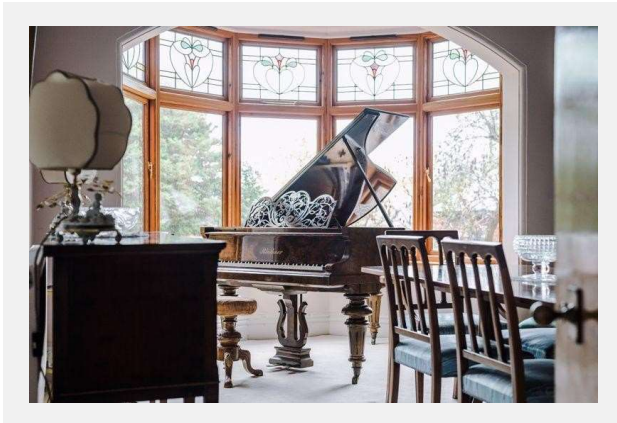
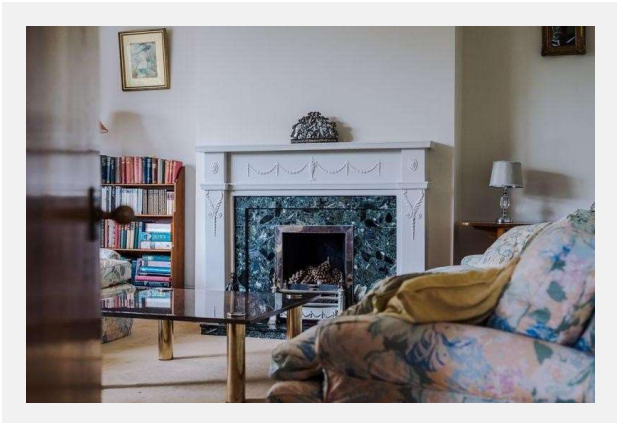
Satellite/Fibre TV Availability:



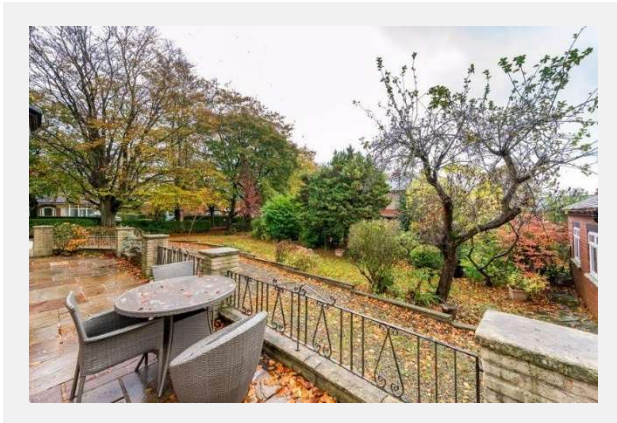
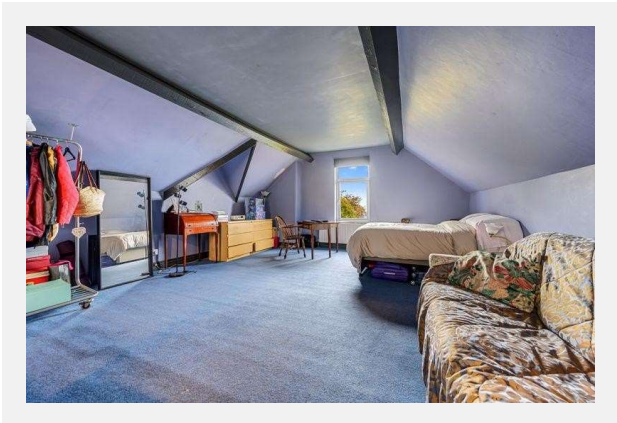
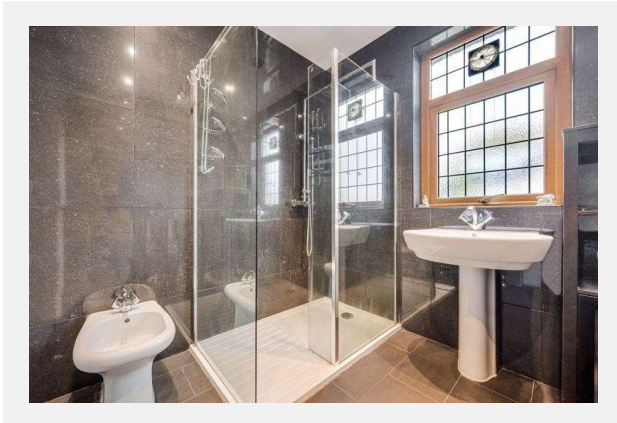
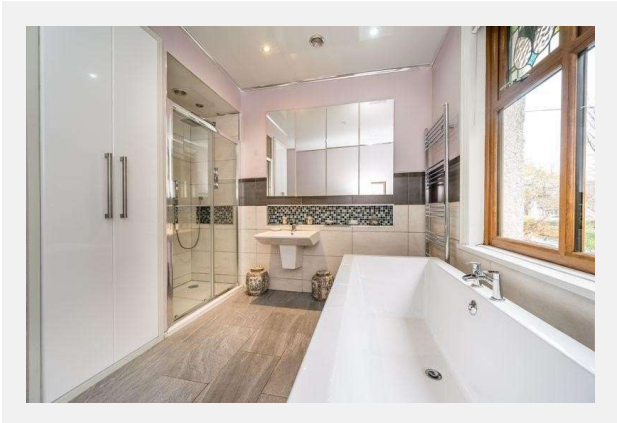
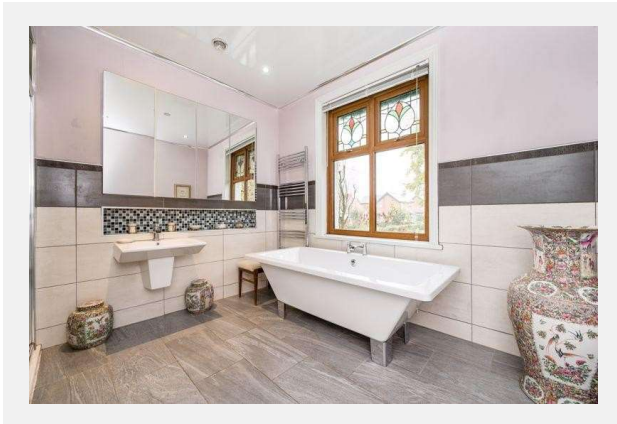
Gallery Photos



Gallery Photos



Gallery Photos



Gallery Photos



Gallery Floorplan



LEES ROAD, ANDERTON, CHORLEY, PR6 9PP.

Total Approx. Floor Area 2891 Sq.ft. (268.5 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.



Property EPC - Certificate



LEES ROAD, ANDERTON, PR6

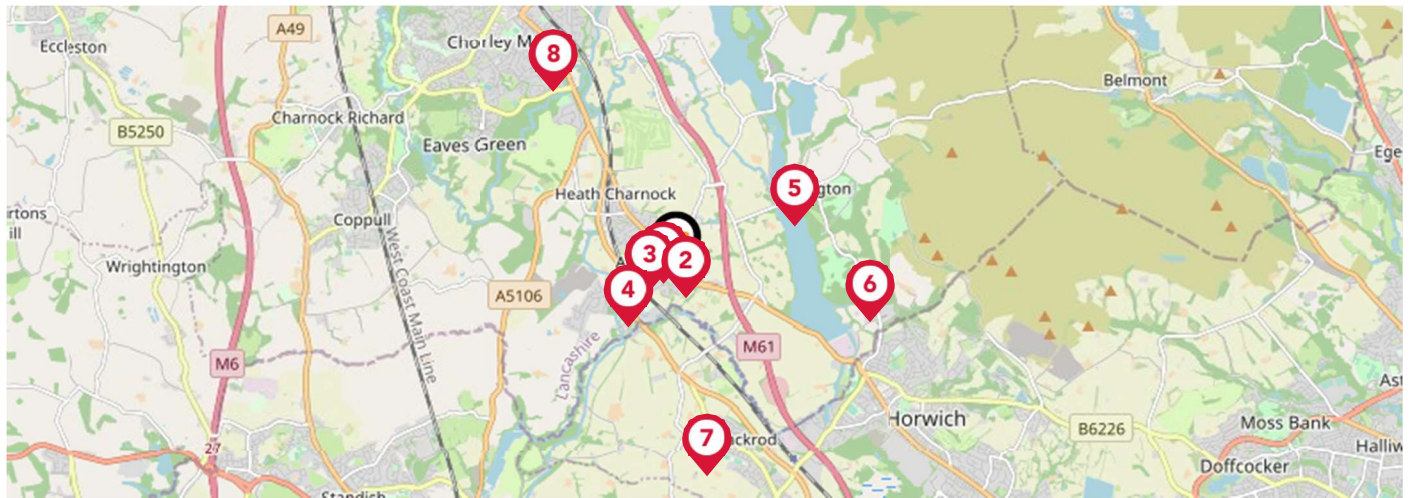
Energy rating









D

Valid until 24.10.2032

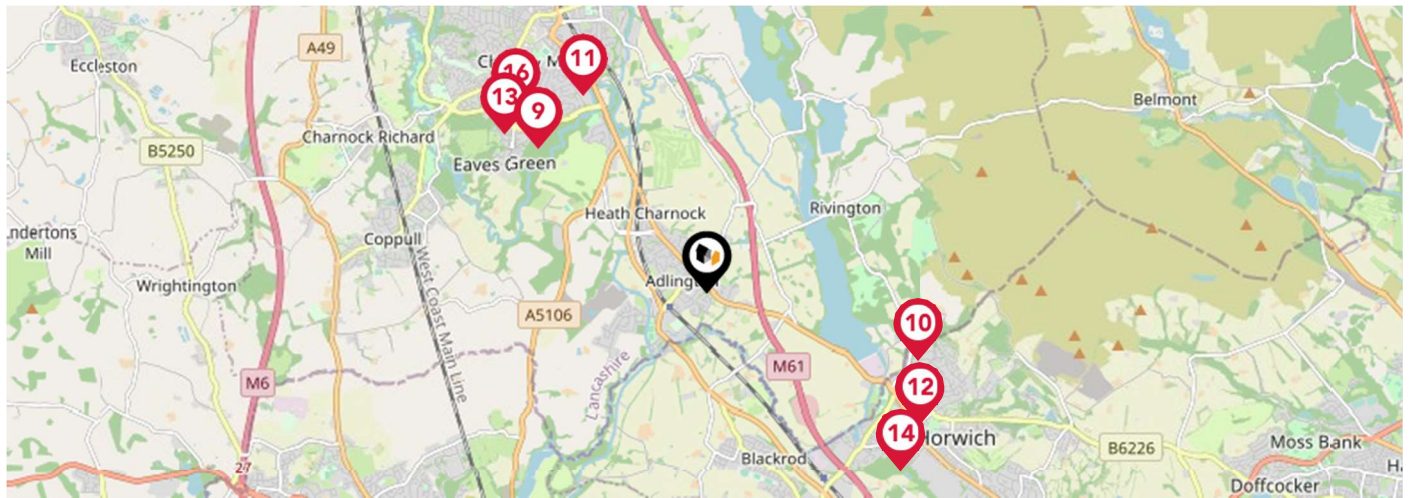
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		









Area Schools



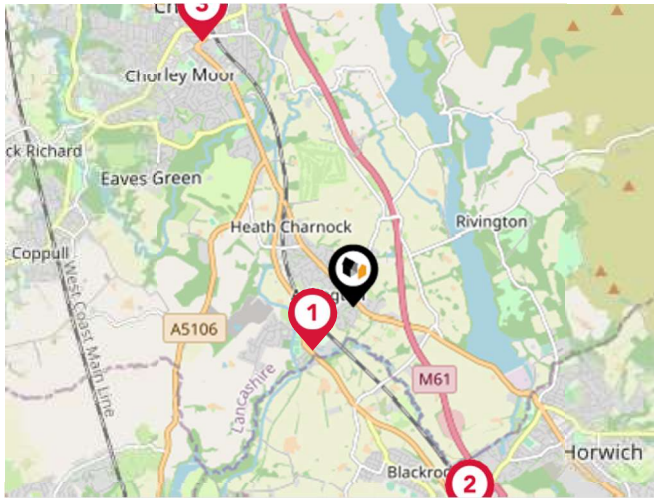
		Nursery	Primary	Secondary	College	Private
	<p>Anderton Primary School</p> <p>Ofsted Rating: Good Pupils: 186 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>St Joseph's Catholic Primary School, Anderton</p> <p>Ofsted Rating: Good Pupils: 199 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Adlington St Paul's Church of England Primary School</p> <p>Ofsted Rating: Not Rated Pupils: 189 Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Adlington Primary School</p> <p>Ofsted Rating: Good Pupils: 135 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Rivington Foundation Primary School</p> <p>Ofsted Rating: Good Pupils: 122 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Cumberland School</p> <p>Ofsted Rating: Good Pupils: 47 Distance:1.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Blackrod Anglican/Methodist Primary School</p> <p>Ofsted Rating: Good Pupils: 260 Distance:1.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>St George's Church of England Primary School, Chorley</p> <p>Ofsted Rating: Outstanding Pupils: 284 Distance:1.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Holy Cross Catholic High School Ofsted Rating: Good Pupils: 918 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rivington and Blackrod High School Ofsted Rating: Requires improvement Pupils: 1683 Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Albany Academy Ofsted Rating: Good Pupils: 693 Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beacon Primary School Ofsted Rating: Not Rated Pupils: 215 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 215 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Catherine's CofE Primary School Ofsted Rating: Not Rated Pupils: 235 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Shaftesbury High School Ofsted Rating: Good Pupils: 82 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Westmorland School Ofsted Rating: Outstanding Pupils: 56 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



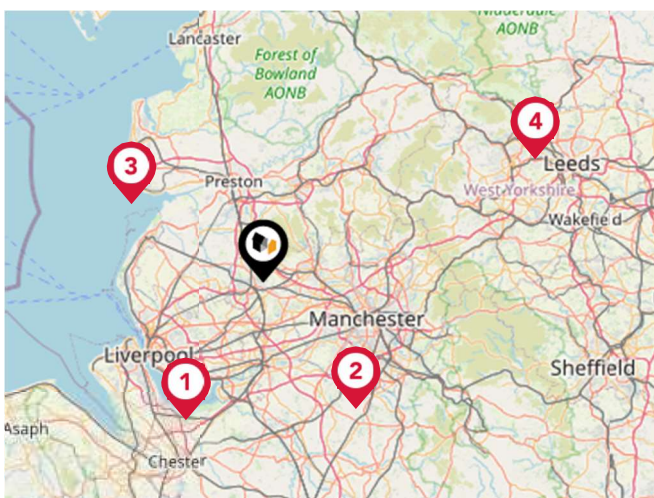
National Rail Stations

Pin	Name	Distance
1	Adlington (Lancs) Rail Station	0.52 miles
2	Blackrod Rail Station	2.14 miles
3	Chorley Rail Station	2.69 miles



Trunk Roads/Motorways

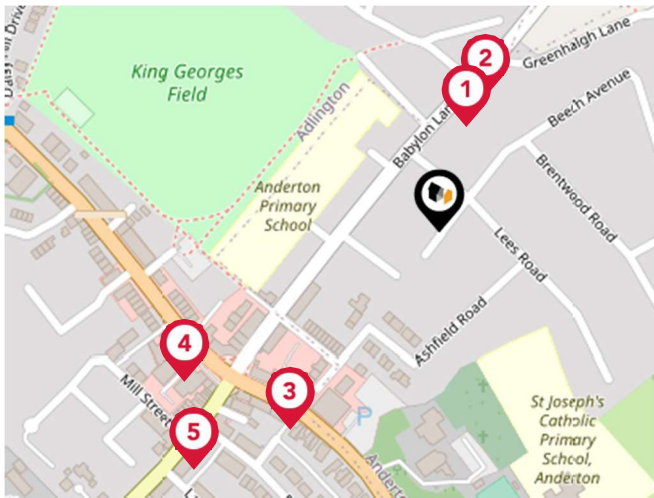
Pin	Name	Distance
1	M61 J8	3.76 miles
2	M61 J6	3.67 miles
3	M65 J3	6.85 miles
4	M6 J27	4.57 miles
5	M61 J9	7.05 miles



Airports/Helipads

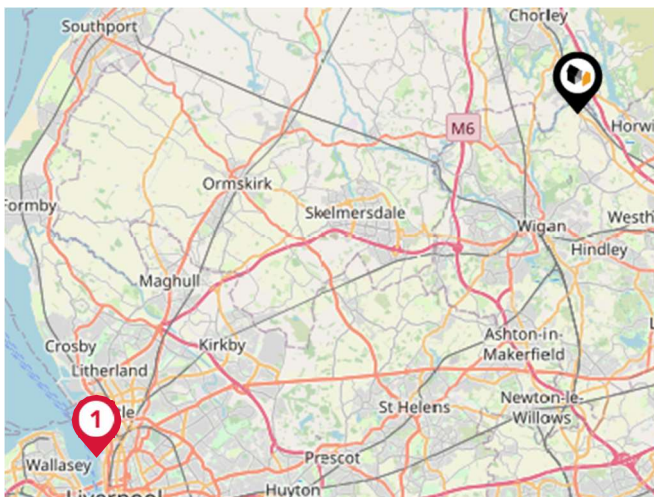
Pin	Name	Distance
1	Liverpool John Lennon Airport	22.2 miles
2	Manchester Airport	22.2 miles
3	Blackpool International Airport	21.37 miles
4	Leeds Bradford International Airport	41.96 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fielding Place	0.06 miles
2	Fielding Place	0.08 miles
3	Elephant and Castle	0.14 miles
4	Ridgeway Arms	0.16 miles
5	Belmont Road	0.19 miles



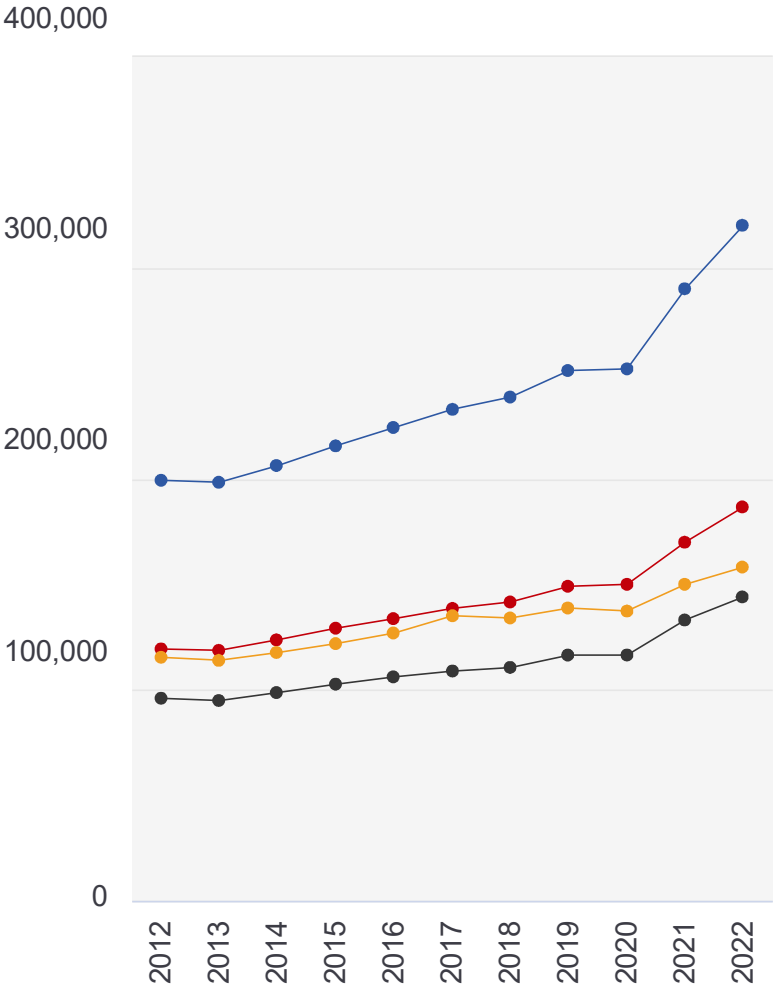
Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.82 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in PR6



Detached

+60.6%

Semi-Detached

+56.36%

Flat

+37.04%

Terraced

+49.99%



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.

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.

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