



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



PITCOMBE CLOSE, BOLTON, BL1 7PQ.

Asking Price: £300,000

Redpath Leach Estate Agents

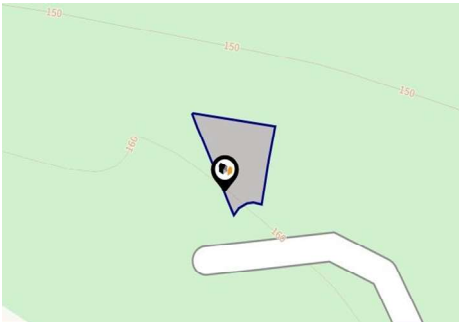
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk

Property Overview



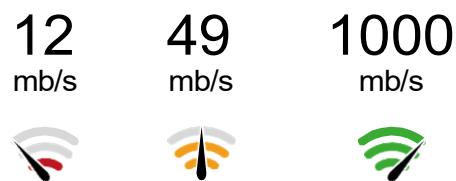
Property

Type:	Semi-Detached	Last Sold \pounds/ft^2 :	£217
Bedrooms:	4	Asking Price:	£300,000
Floor Area:	1,173 ft^2 / 109 m^2	Tenure:	Freehold
Plot Area:	0.07 acres		
Council Tax :	Band D		
Annual Estimate:	£1,960		
Title Number:	GM667909		
UPRN:	100010916439		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



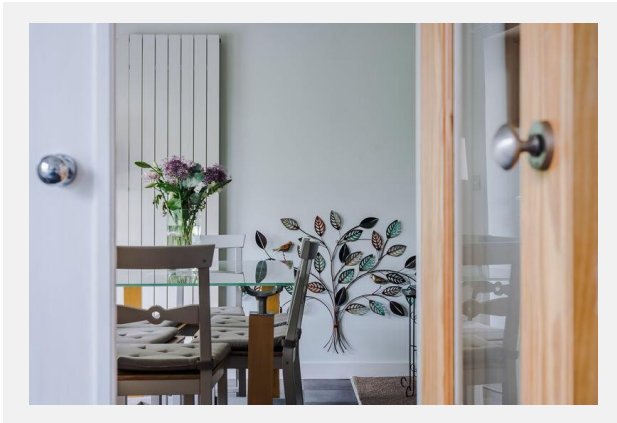
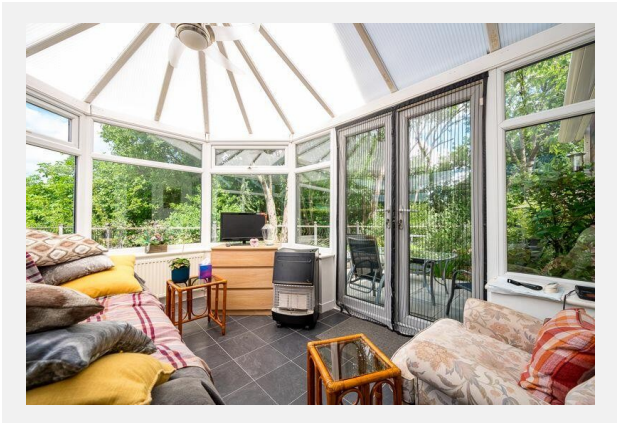
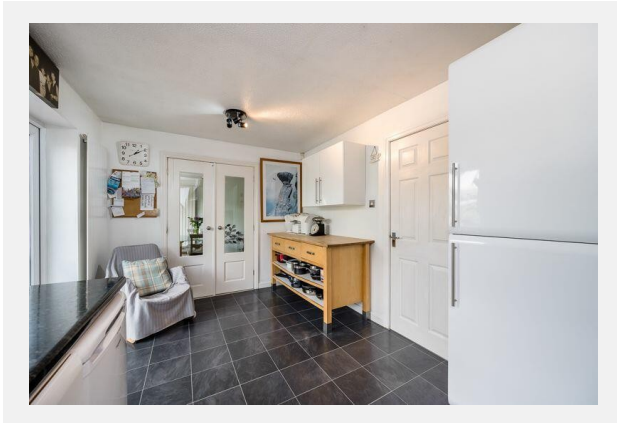
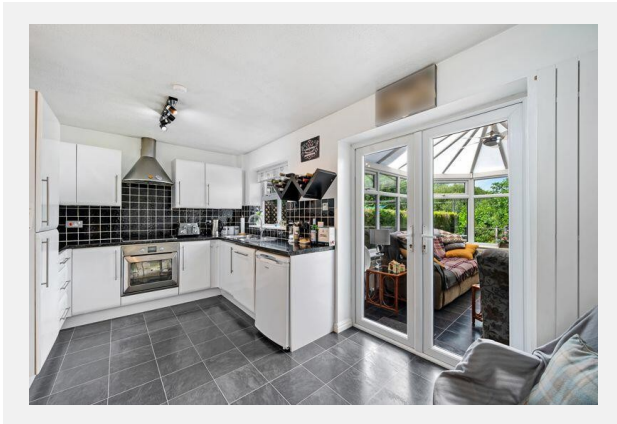
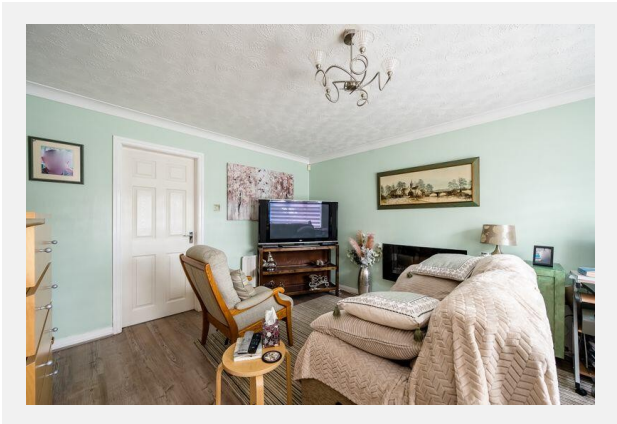
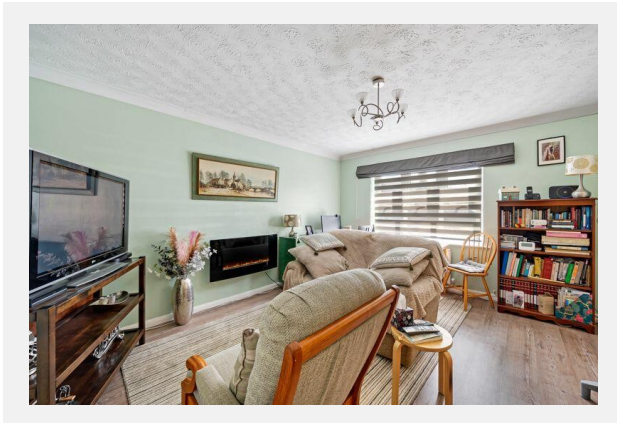
Planning History This Address



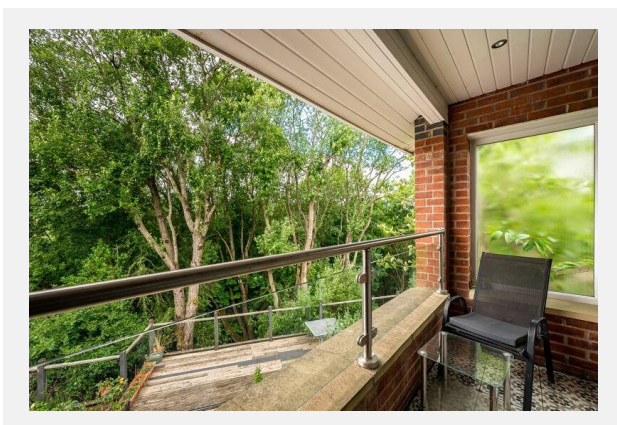
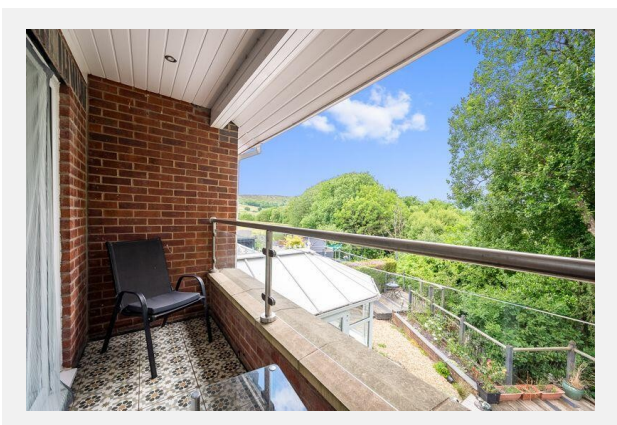
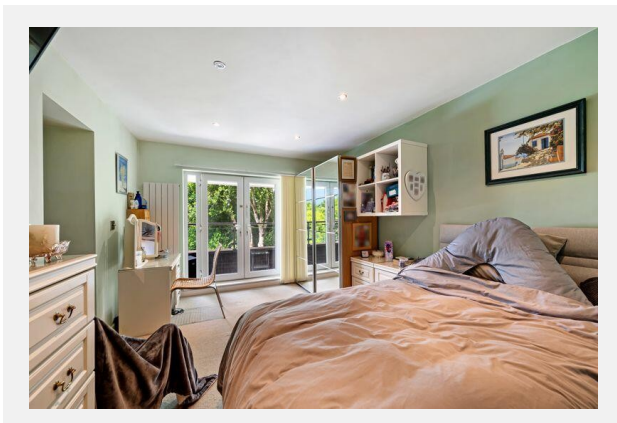
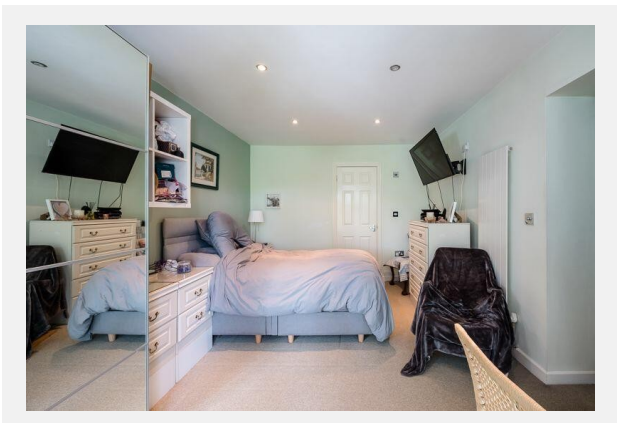
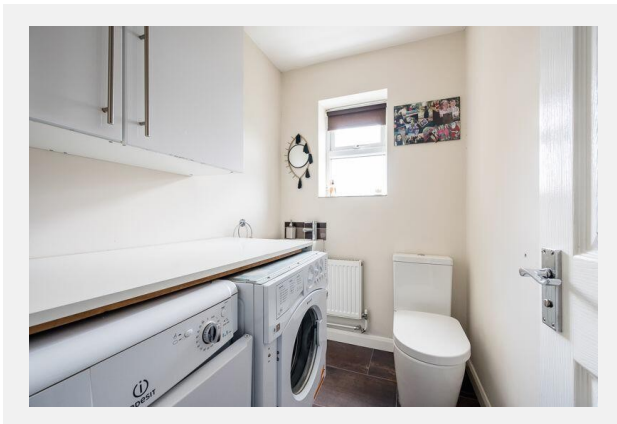
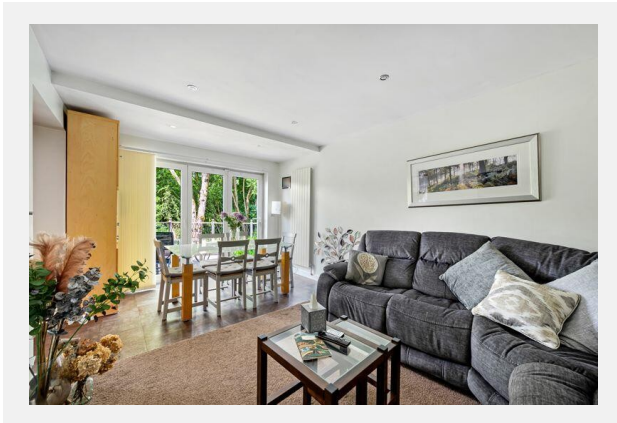
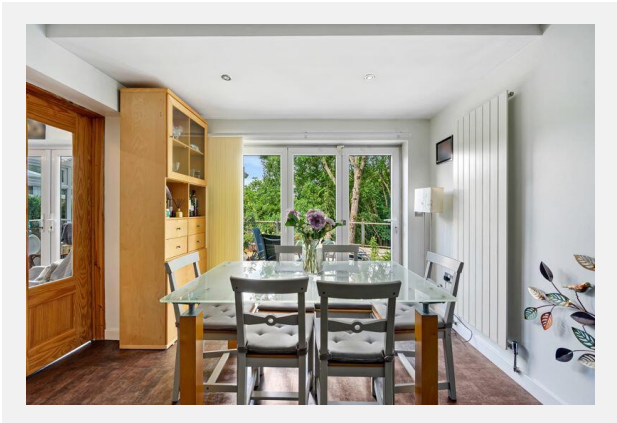
Planning records for: *18, Pitcombe Close, Bolton, BL1 7PQ*

Reference - 80835/08
Decision: Approve
Date: -
Description: ERECTION OF TWO STOREY EXTENSION - VARIATION TO APPROVAL 78474/07, ROOF DEPTH EXTENDED OVER BALCONY.
Reference - 78474/07
Decision: Approve
Date: -
Description: ERECTION OF A TWO STOREY EXTENSION TO SIDE.

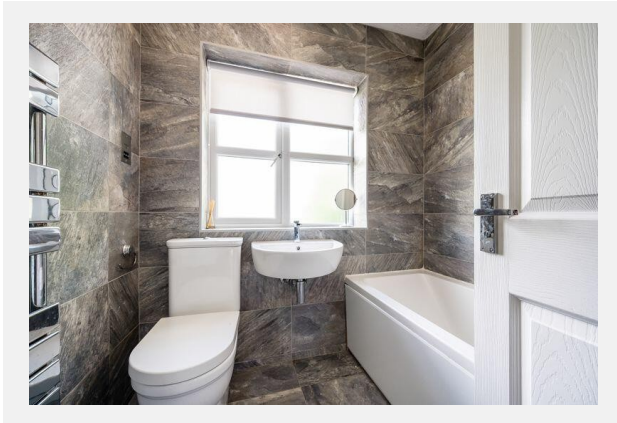
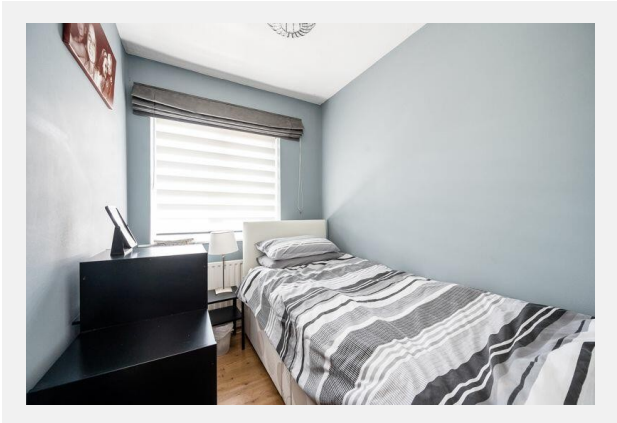
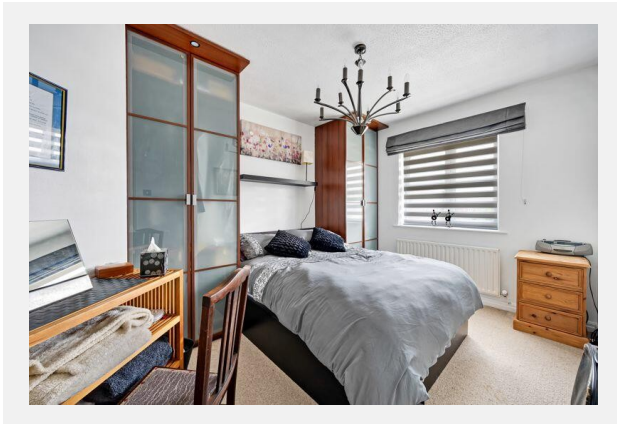
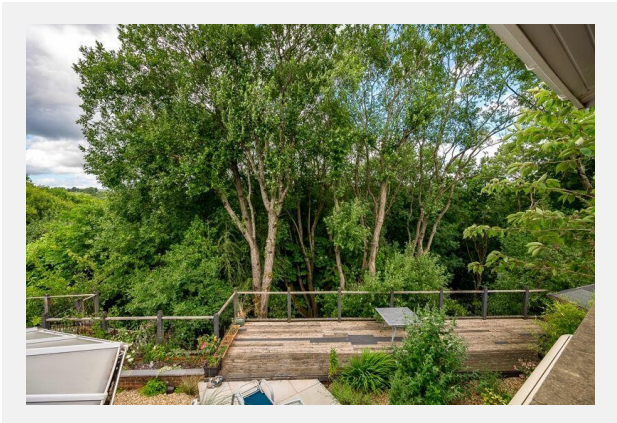
Gallery Photos



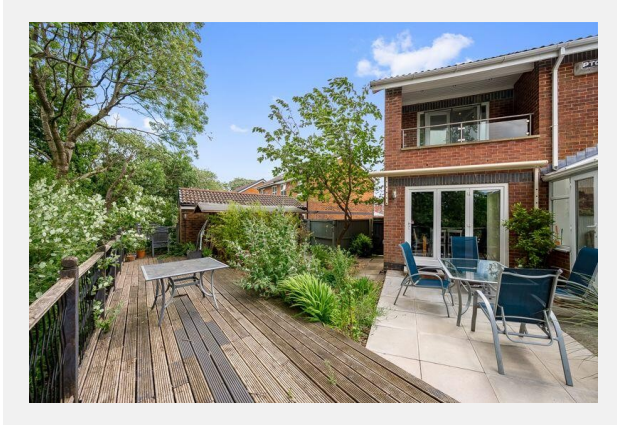
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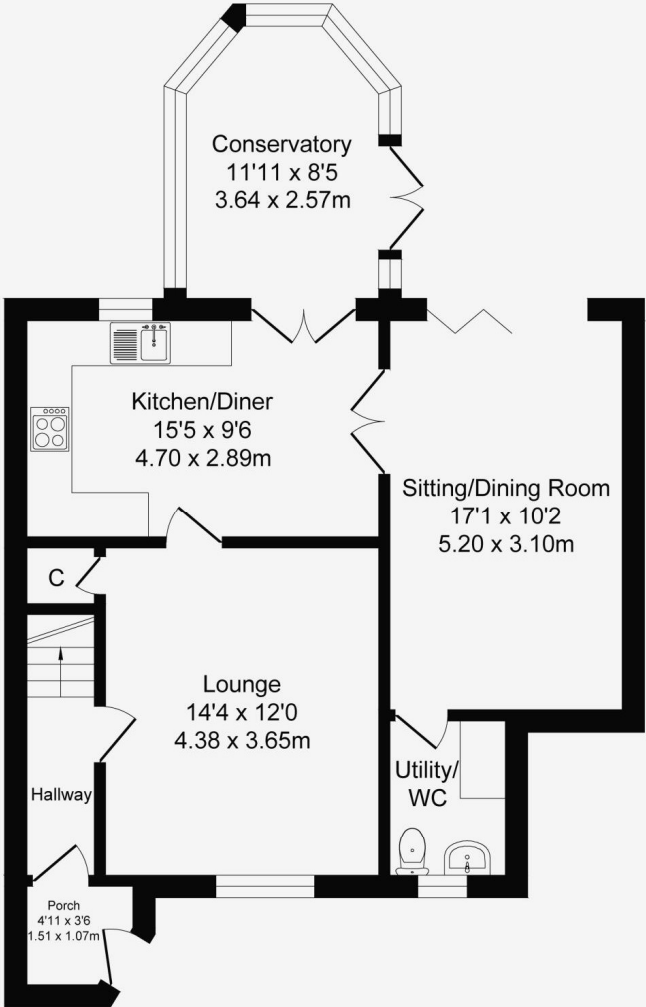
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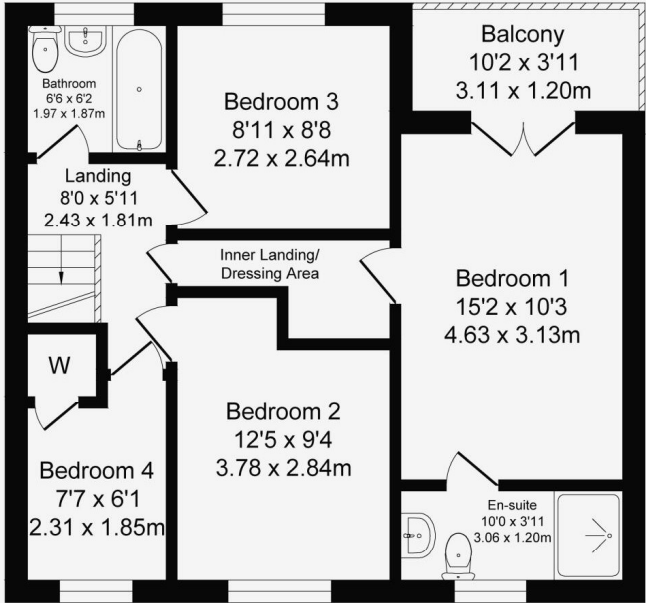
PITCOMBE CLOSE, BOLTON, BL1 7PQ.

Total Approx. Floor Area 1306 Sq.ft. (121.3 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 719 Sq.Ft (66.8 Sq.M.)



First Floor
Approx. Floor Area 587 Sq.Ft (54.5 Sq.M.)

Property EPC - Certificate



BOLTON, BL1

Energy rating

C

Valid until 26.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

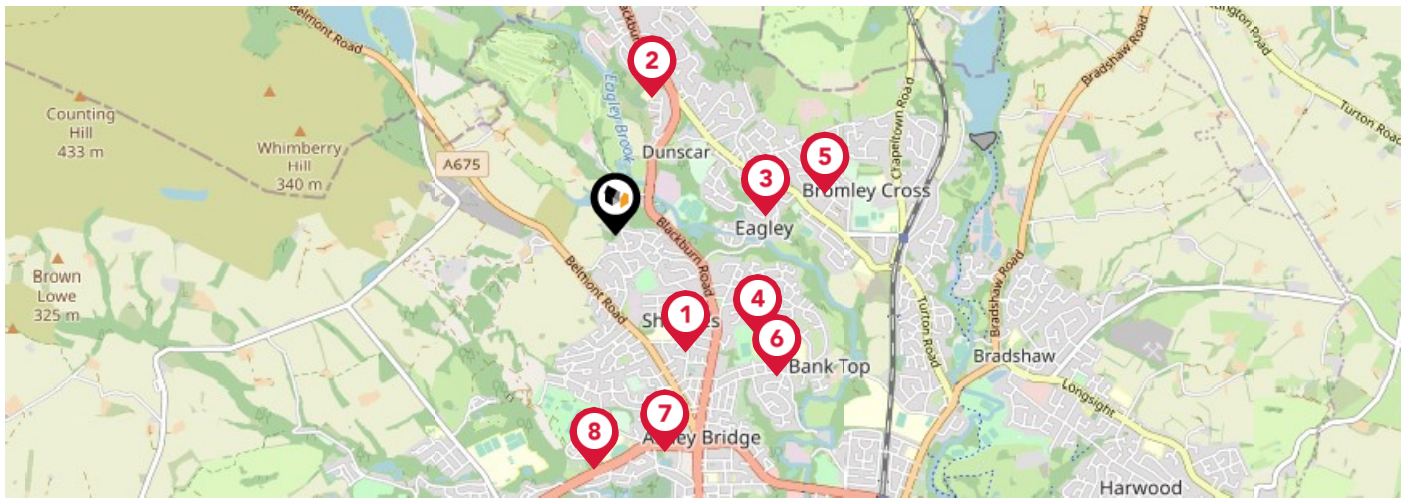
Property EPC - Additional Data



Additional EPC Data

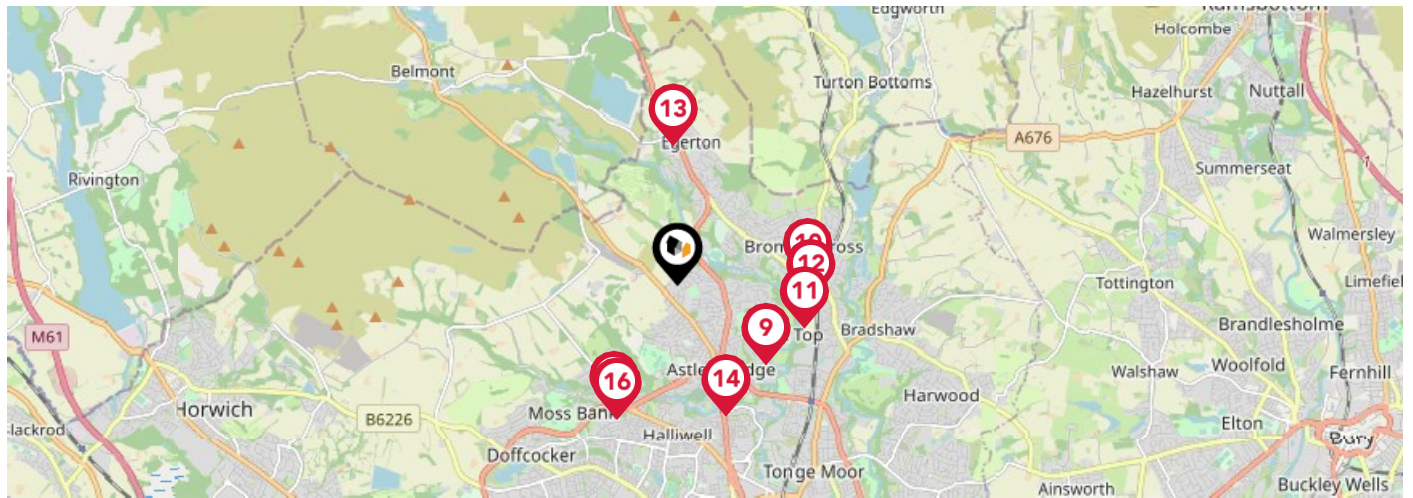
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	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 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	109 m ²

Area Schools



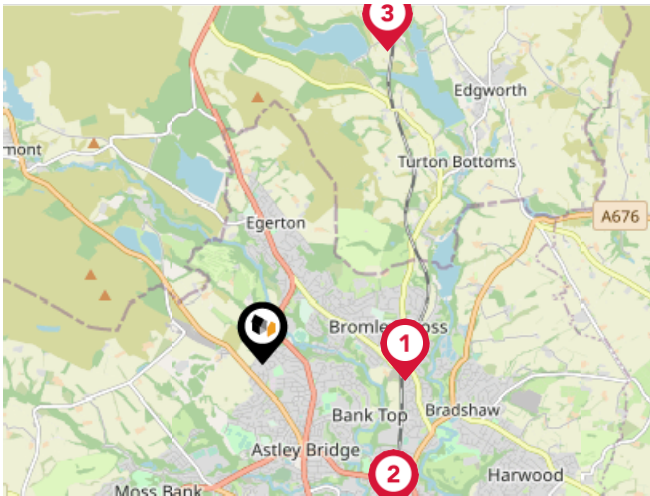
		Nursery	Primary	Secondary	College	Private
1	High Lawn Primary School Ofsted Rating: Good Pupils: 482 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walmsley CofE Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John the Evangelist RC Primary School, Bromley Cross, Bolton Ofsted Rating: Good Pupils: 205 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Oaks Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Eagley Infant School Ofsted Rating: Good Pupils: 202 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sharples School Ofsted Rating: Good Pupils: 1041 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 210 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thornleigh Salesian College Ofsted Rating: Good Pupils: 1538 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



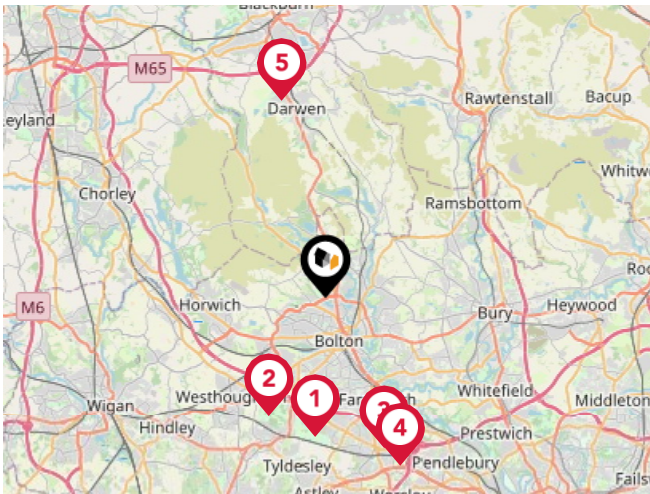
		Nursery	Primary	Secondary	College	Private
	Sharples Primary School Ofsted Rating: Good Pupils: 225 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagley Junior School Ofsted Rating: Good Pupils: 240 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birtenshaw Ofsted Rating: Good Pupils: 57 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turton School Ofsted Rating: Good Pupils: 1535 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Egerton Primary School Ofsted Rating: Good Pupils: 214 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 272 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Youth Challenge Pru Ofsted Rating: Outstanding Pupils: 85 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Smithills School Ofsted Rating: Good Pupils: 903 Distance:1.31	<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	Bromley Cross Rail Station	1.26 miles
2	Hall i' th' Wood Rail Station	1.74 miles
3	Entwistle Rail Station	2.97 miles



Trunk Roads/Motorways

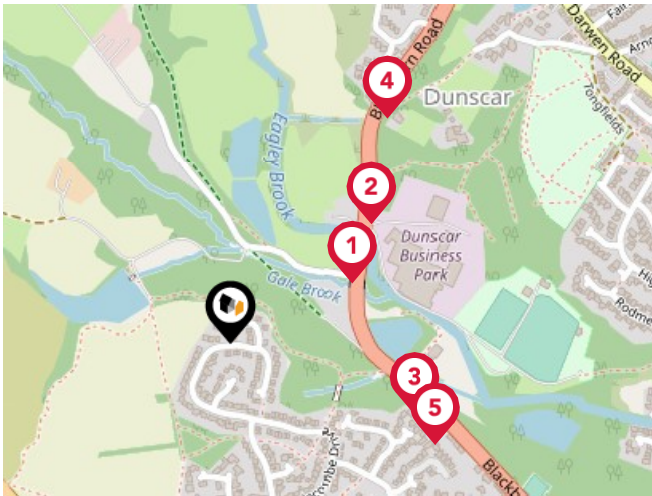
Pin	Name	Distance
1	M61 J4	4.94 miles
2	M61 J5	4.64 miles
3	M61 J3	5.7 miles
4	M61 J2	6.46 miles
5	M65 J4	7.11 miles



Airports/Helipads

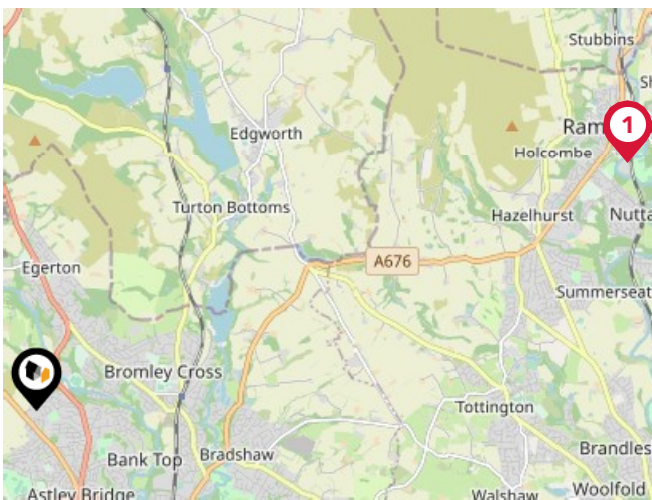
Pin	Name	Distance
1	Manchester Airport	18.96 miles
2	Liverpool John Lennon Airport	25.71 miles
3	Blackpool International Airport	27.01 miles
4	Leeds Bradford International Airport	36.43 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dunscar Bridge	0.15 miles
2	Dunscar Bridge	0.2 miles
3	Reservoir	0.22 miles
4	Shorefield Mount	0.3 miles
5	Reservoir	0.25 miles



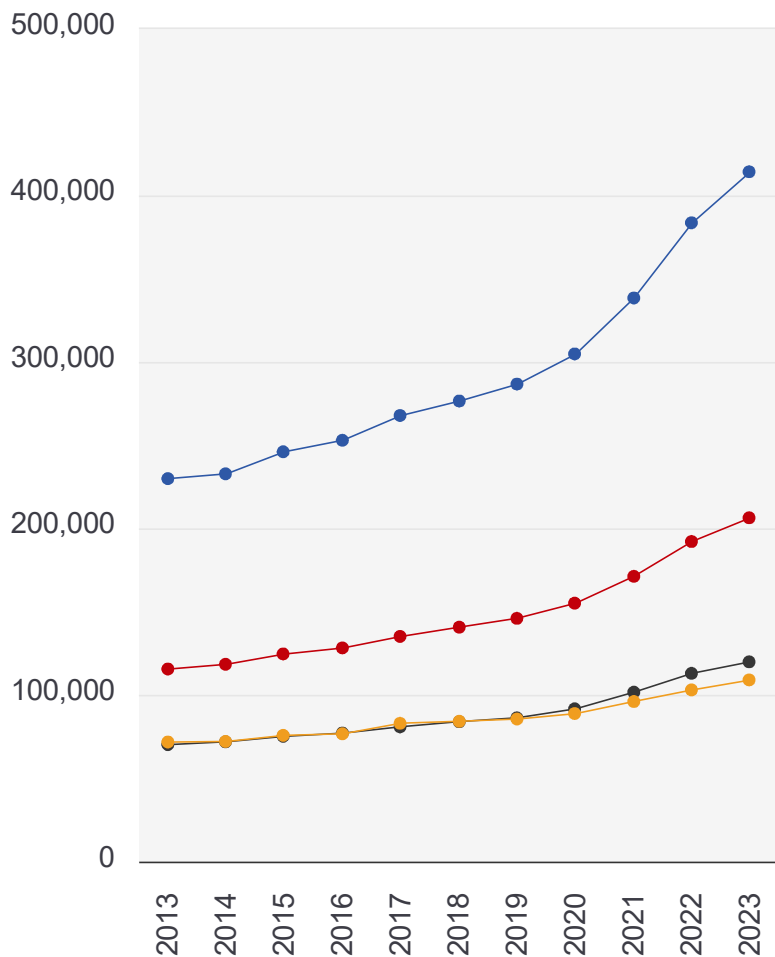
Local Connections

Pin	Name	Distance
1	Ramsbottom (East Lancashire Railway)	5.64 miles
2	Bury Bolton Street (East Lancashire Railway)	6.03 miles
3	Bury (Manchester Metrolink)	6.18 miles

Market House Price Statistics



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



Detached

+80.12%

Semi-Detached

+78.53%

Terraced

+70.59%

Flat

+51.9%



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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