



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



LANCASHIRE WAY, HORWICH, BOLTON, BL6 5WH.

Offers Over: £265,000

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 :	$\pounds 213$
Bedrooms:	3	Offers Over:	$\pounds 265,000$
Floor Area:	936 ft^2 / 87 m^2	Tenure:	Freehold
Plot Area:	0.05 acres		
Year Built :	2020		
Council Tax :	Band C		
Annual Estimate:	$\pounds 1,742$		
Title Number:	MAN361448		
UPRN:	10070928063		

Local Area

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

- ◆ Rivers & Seas Very Low
- ◆ Surface Water Very Low

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mb/s mb/s mb/s

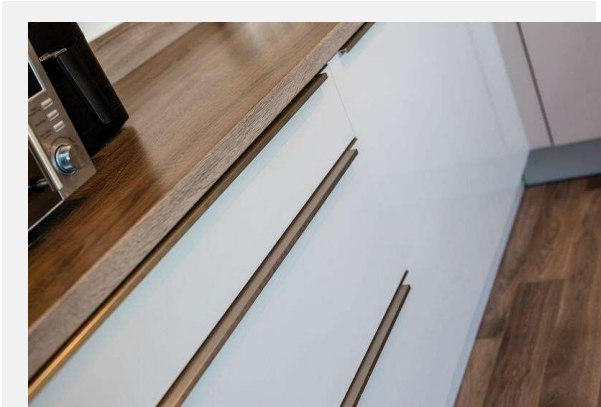
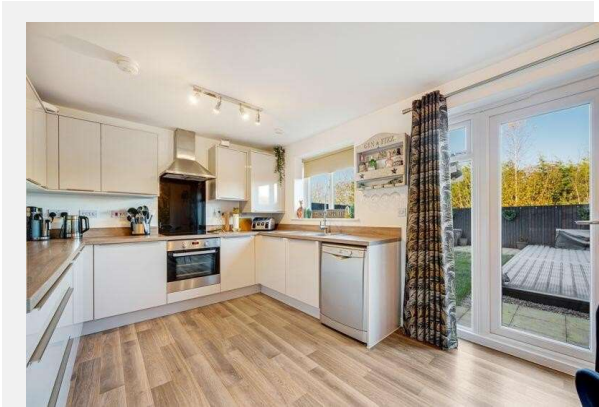
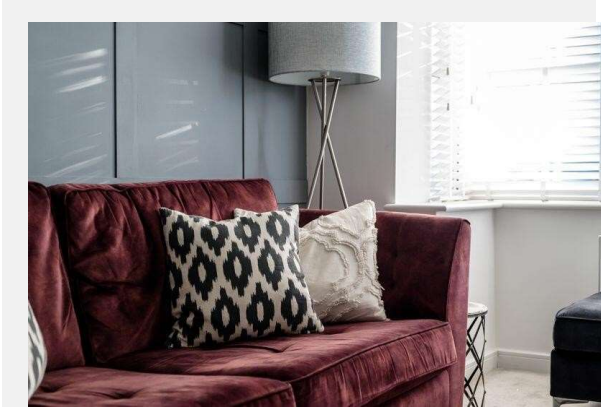
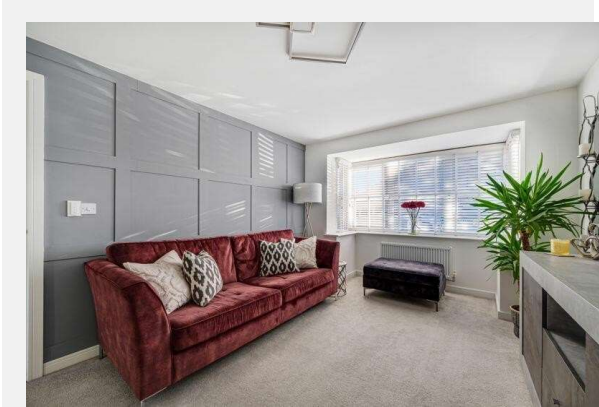
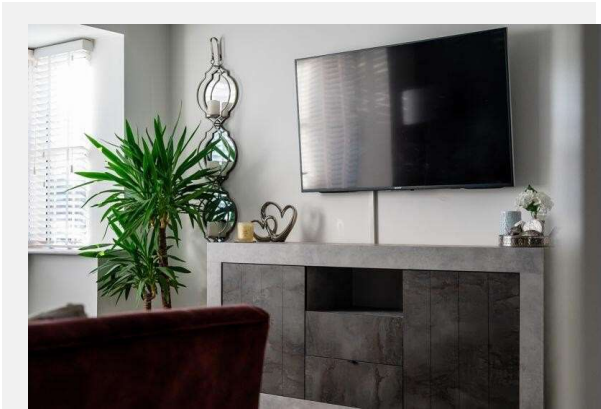
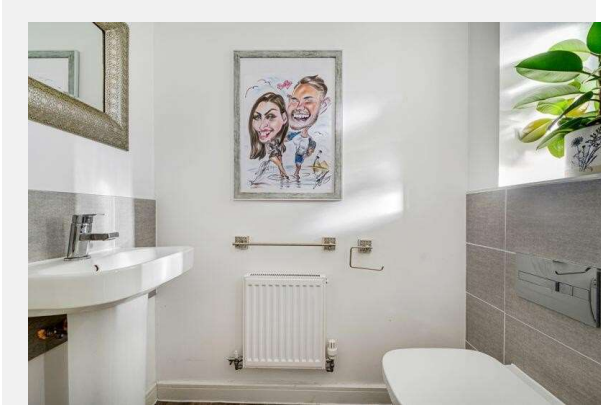


Mobile Coverage:
(based on calls indoors)

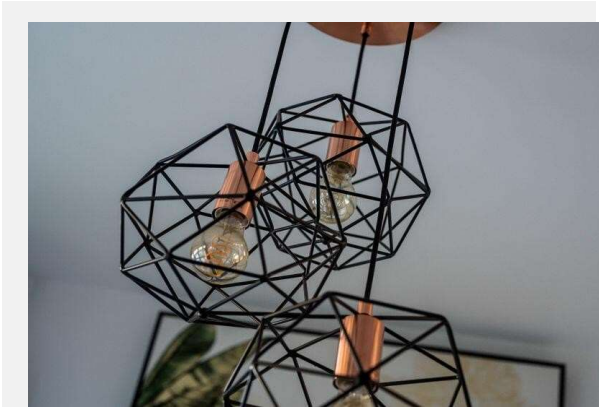
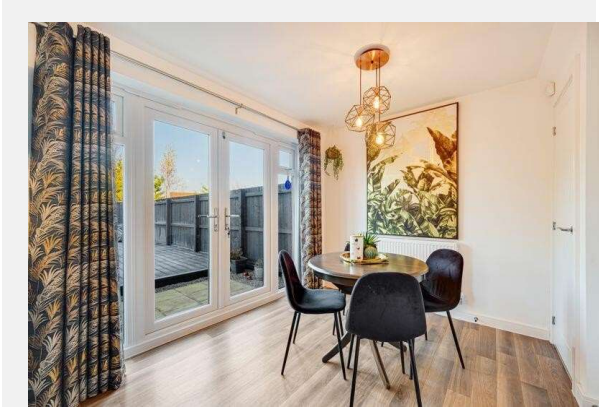
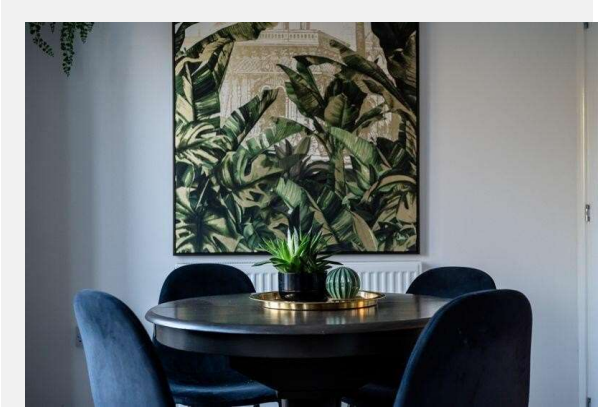
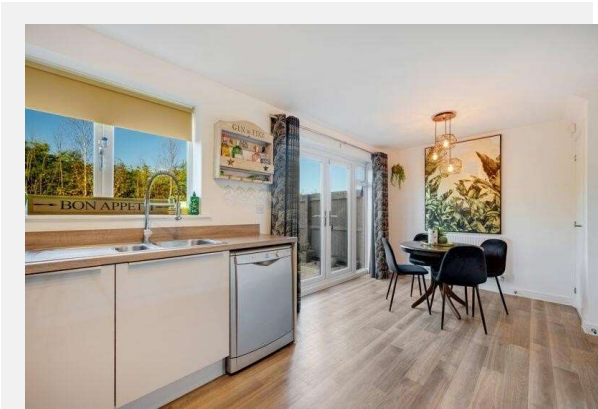
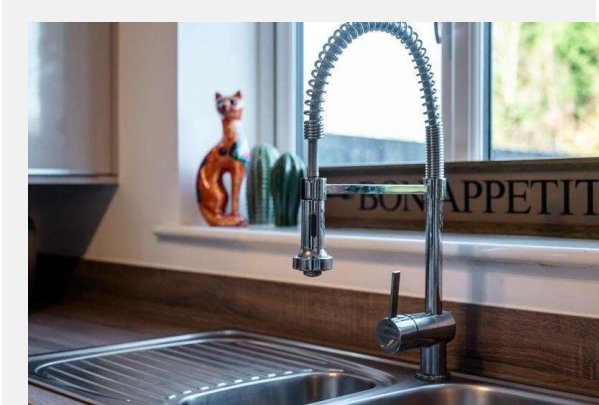
Satellite/Fibre TV Availability:



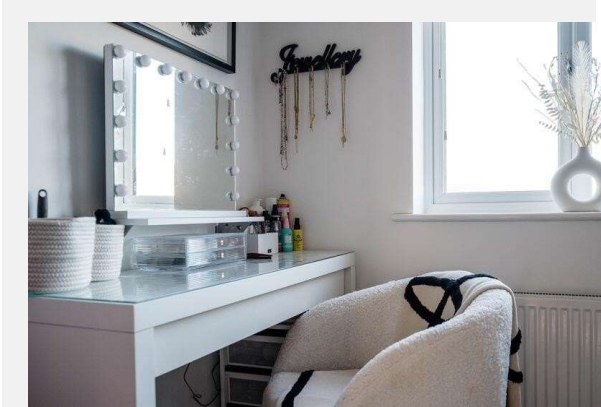
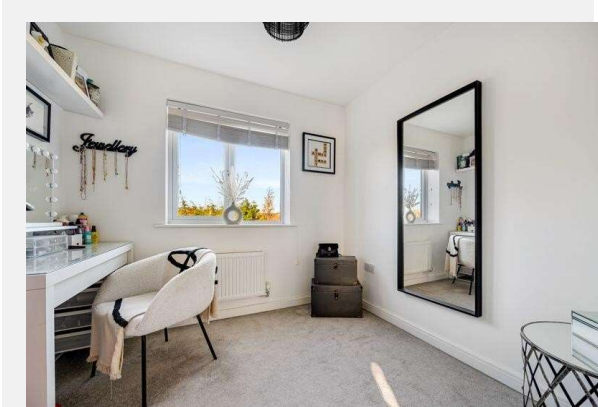
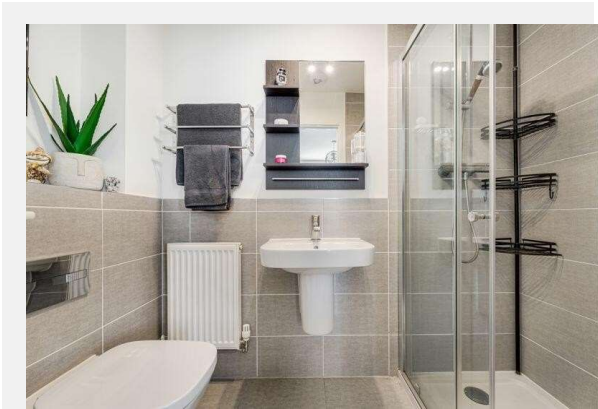
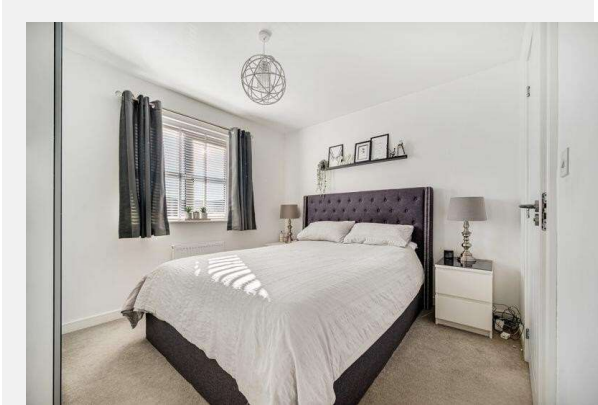
Gallery Photos



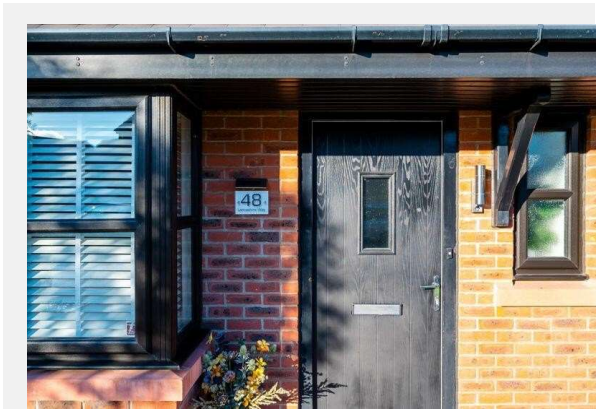
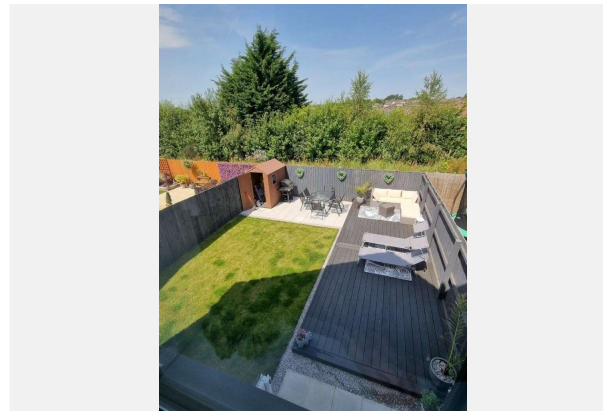
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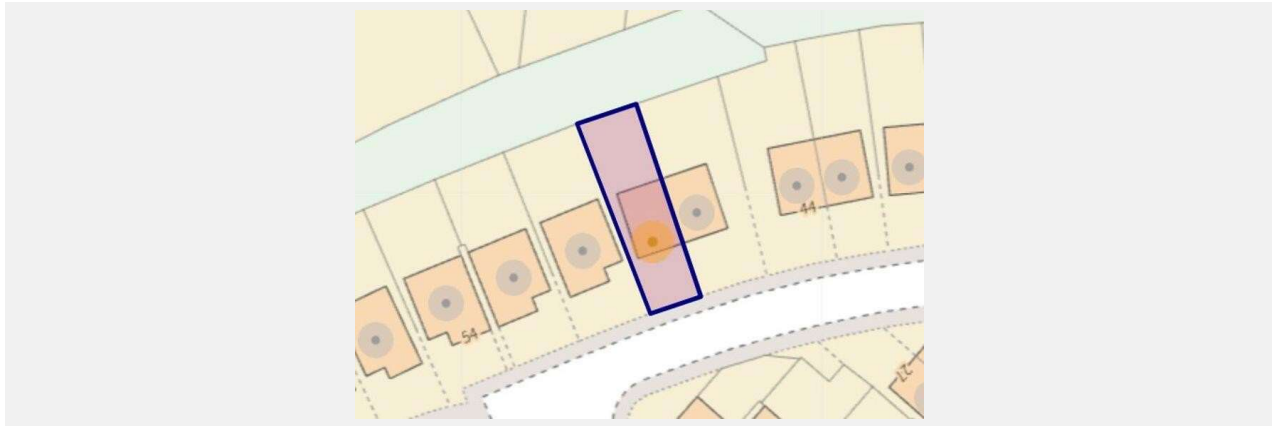


Gallery Photos



Gallery Photos

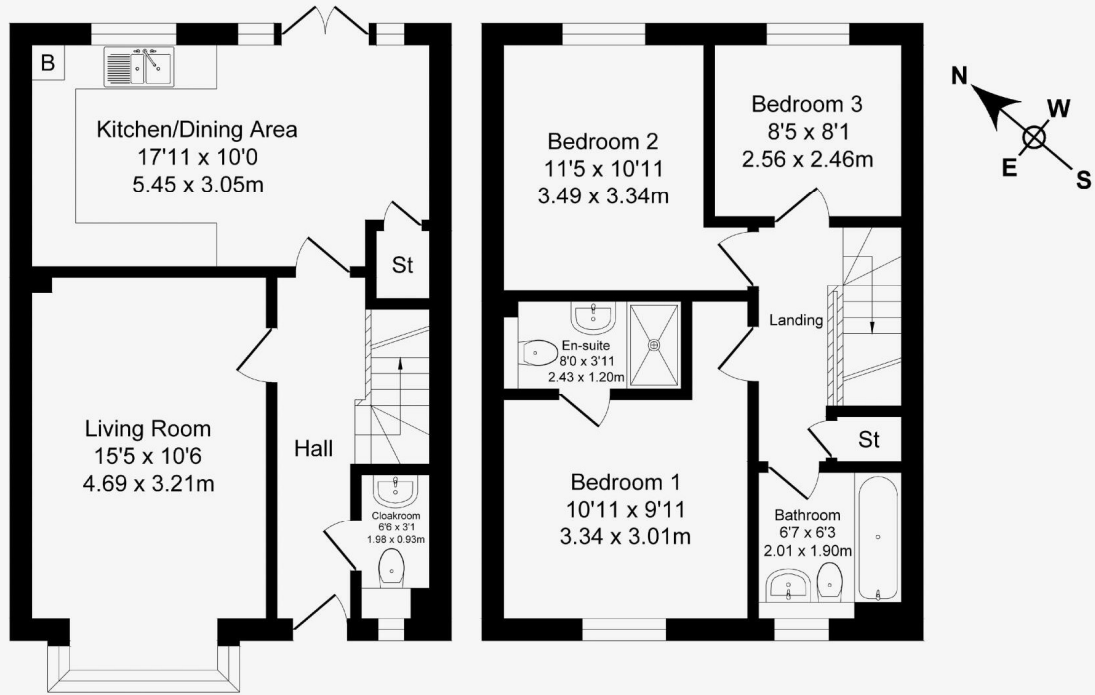




LANCASHIRE WAY, HORWICH, BOLTON.

Total Approx. Floor Area 940 Sq.ft. (87.4 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 478 Sq.Ft
(44.4 Sq.M.)

First Floor

Approx. Floor
Area 462 Sq.Ft
(43.0 Sq.M.)

Property EPC - Certificate



Lancashire Way, Horwich, BL6

Energy rating

B

Valid until 01.12.2029

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

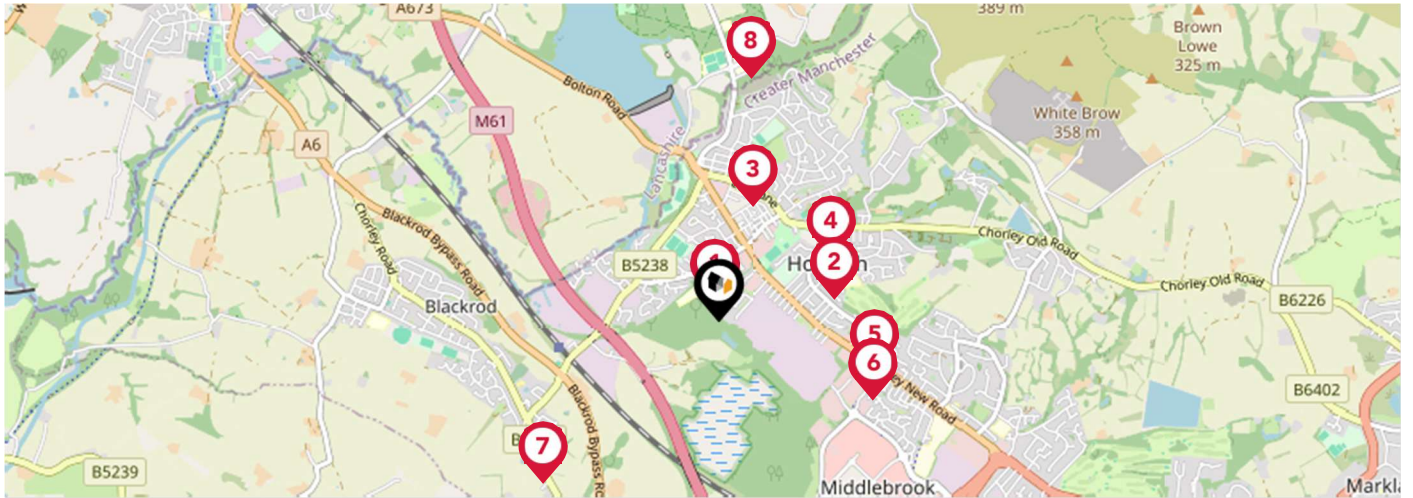
Property EPC - Additional Data



Additional EPC Data

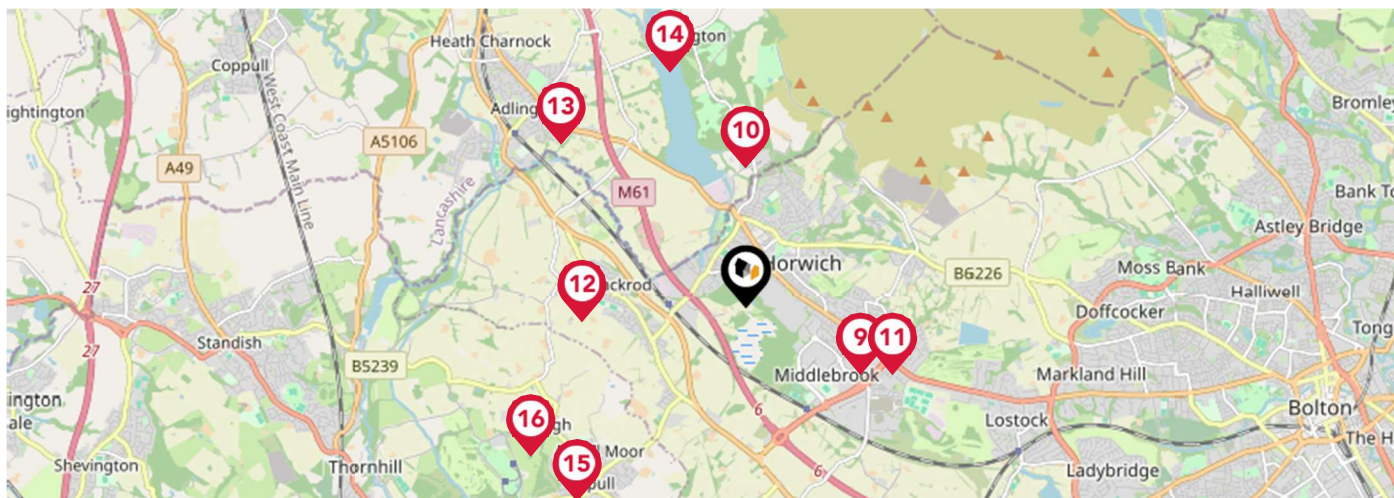
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² K
Total Floor Area:	87 m ²

Area Schools



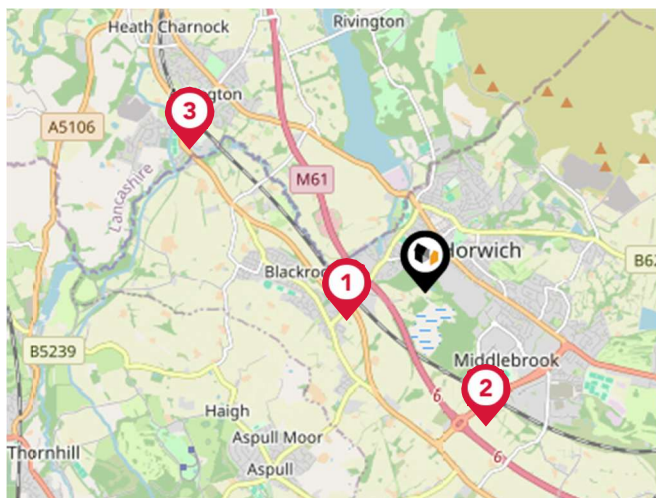
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1	St Catherine's CofE Primary School Ofsted Rating: Good Pupils: 235 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lever Park School Ofsted Rating: Good Pupils: 75 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beacon Primary School Ofsted Rating: Inadequate Pupils: 215 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Horwich Parish CofE Primary School Ofsted Rating: Good Pupils: 378 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's RC Primary School Ofsted Rating: Good Pupils: 219 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chorley New Road Primary Academy Ofsted Rating: Good Pupils:0 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Blackrod Primary School Ofsted Rating: Outstanding Pupils: 281 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rivington and Blackrod High School Ofsted Rating: Requires Improvement Pupils: 1683 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools






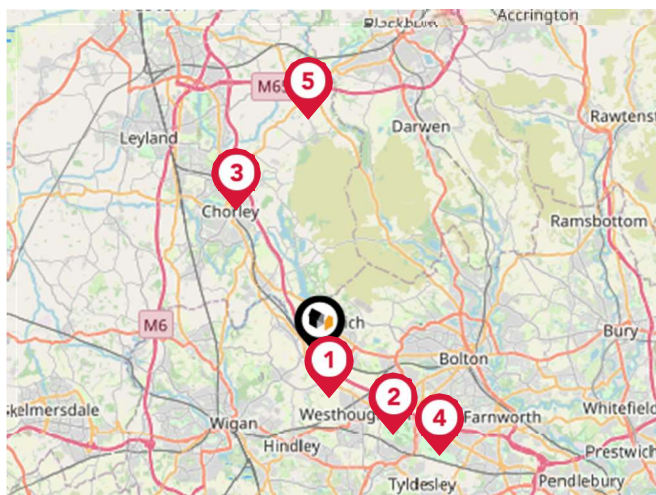
		Nursery	Primary	Secondary	College	Private
	St Joseph's RC High School Ofsted Rating: Requires Improvement Pupils: 922 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cumberland School Ofsted Rating: Good Pupils: 47 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claypool Primary School Ofsted Rating: Good Pupils: 244 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackrod Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 260 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Anderton Ofsted Rating: Good Pupils: 199 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivington Foundation Primary School Ofsted Rating: Good Pupils: 122 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's RC Primary School Wigan Ofsted Rating: Outstanding Pupils: 204 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St David Haigh and Aspull CoFe Primary School Ofsted Rating: Good Pupils: 133 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)








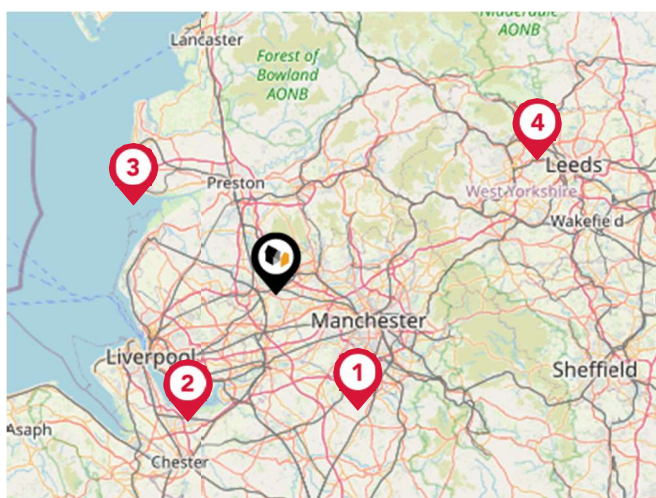
National Rail Stations

Pin	Name	Distance
	Blackrod Rail Station	0.73 miles
	Horwich Parkway Rail Station	1.28 miles
	Adlington (Lancs) Rail Station	2.43 miles



Trunk Roads/Motorways

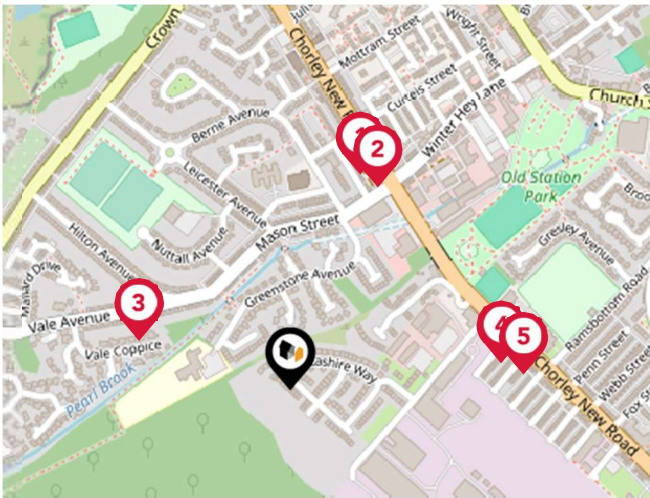
Pin	Name	Distance
	M61 J6	1.45 miles
	M61 J5	3.73 miles
	M61 J8	5.98 miles
	M61 J4	5.47 miles
	M65 J3	8.38 miles



Airports/Helipads

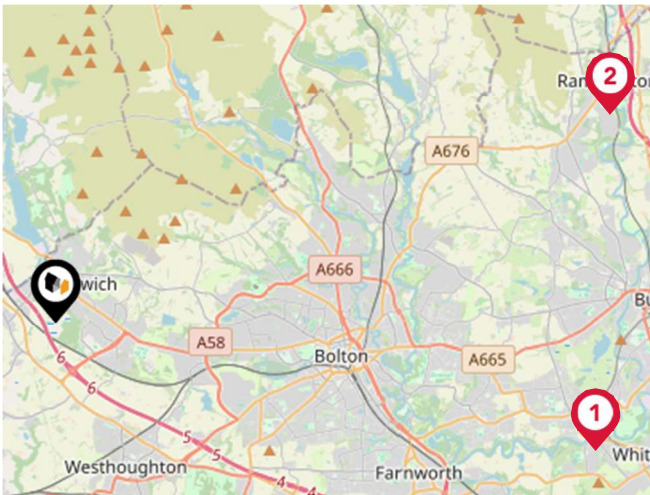
Pin	Name	Distance
	Manchester Airport	19.86 miles
	Liverpool John Lennon Airport	21.72 miles
	Blackpool International Airport	23.7 miles
	Leeds Bradford International Airport	41.14 miles

Area Transport (Local)



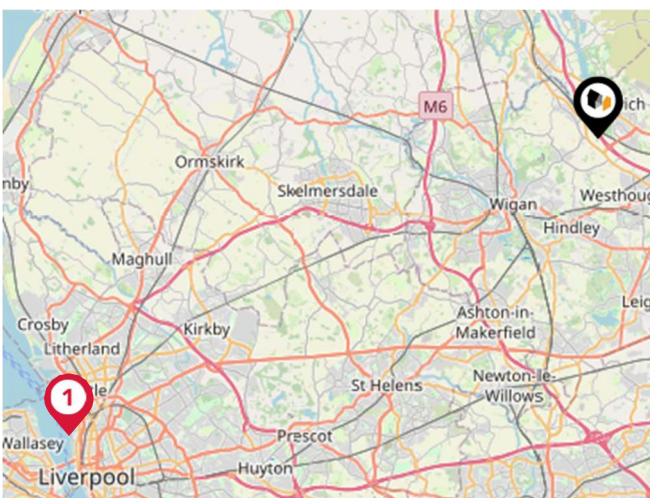
Bus Stops/Stations

Pin	Name	Distance
1	Winter Hey Lane	0.25 miles
2	Winter Hey Lane	0.24 miles
3	Hilton Avenue	0.18 miles
4	Hawkshaw Street	0.23 miles
5	Ramsbottom Road	0.26 miles



Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	9.77 miles
2	Ramsbottom (East Lancashire Railway)	10.42 miles



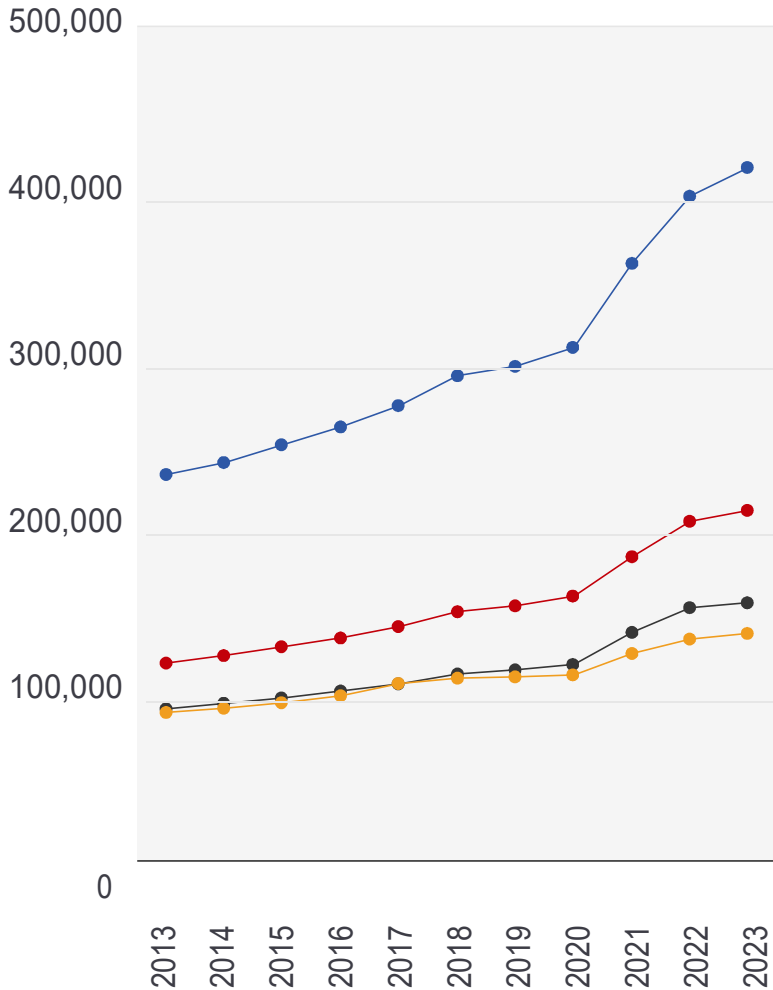
Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	21.39 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in BL6



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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