

PROPERTY FACT REPORT

A Guide to This Property & the Local Area Wednesday 17th January 2024



WHITSTERS HOLLOW, BOLTON, BL1 6TY.

Asking Price : £320,000

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: Bedrooms: Floor Area: Plot Area: Council Tax : Annual Estimate: Title Number: UPRN: Local Area	Detached 3 871 ft ² / 81 m ² 0.04 acres Band D £1,960 GM622690 100010941722	Last Sold ₤/ft ² : Asking Price: Tenure:	£261 £320,000 Freehold	
Local Authority: Conservation Area:	Bolton No	Estimated Broadb (Standard - Superfa		
Flood Risk: Rivers & Seas	Medium	8 46	-	

- Rivers & Seas
- Surface Water
- Medium High









mb/s

Satellite/Fibre TV Availability:

Mobile Coverage: (based on calls indoors)





Planning records for: Whitsters Hollow, Bolton, BL1 6TY

Reference -	75573/06
Decision:	Decided
Date:	10th October 2006
Descriptior FELLING OF	n: F ONE ASH TREE.

Property Multiple Title Plans



Multiple Freehold Title Plans Detected



GM595367

Multiple Freehold Title Plans Detected

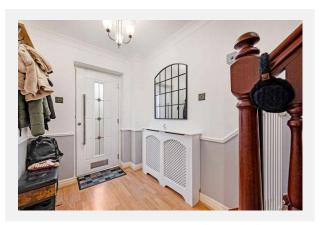


GM622690































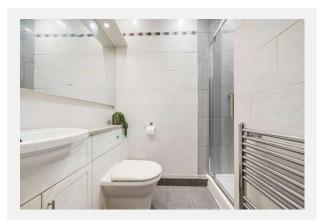


















































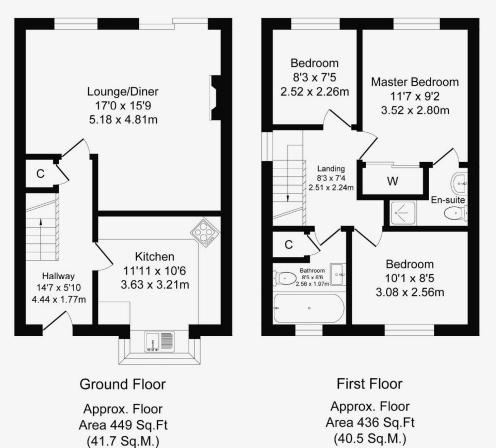


Gallery Floorplan

WHITSTERS HOLLOW, BOLTON, BL1 6TY.

Total Approx. Floor Area 885 Sq.ft. (82.2 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

	Whitsters Hollow, BL1	En	ergy rating
	Valid until 03.09.2028		
Score	Energy rating	Current	Potential
92+	Α		
81-91	B		82 в
69-80	С		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls: Walls Energy:	Cavity wall, as built, insulated (assumed) Good
Walls Energy:	Good
Walls Energy: Roof:	Good Pitched, 100 mm loft insulation
Walls Energy: Roof: Roof Energy:	Good Pitched, 100 mm loft insulation Average
Walls Energy: Roof: Roof Energy: Main Heating: Main Heating	Good Pitched, 100 mm loft insulation Average Boiler and radiators, mains gas
Walls Energy: Roof: Roof Energy: Main Heating: Main Heating Controls:	Good Pitched, 100 mm loft insulation Average Boiler and radiators, mains gas Programmer, room thermostat and TRVs
Walls Energy: Roof: Roof Energy: Main Heating: Main Heating Controls: Hot Water System: Hot Water Energy	Good Pitched, 100 mm loft insulation Average Boiler and radiators, mains gas Programmer, room thermostat and TRVs From main system
Walls Energy: Roof: Roof Energy: Main Heating: Main Heating Controls: Hot Water System: Hot Water Energy Efficiency:	Good Pitched, 100 mm loft insulation Average Boiler and radiators, mains gas Programmer, room thermostat and TRVs From main system Good

Area Schools

	Barrow Bridge	Bark Par 2 pithills 1 pool 2 pithills A58	8 Astley Bridge	Company P
B6226 Charles Ot Road	Moss Bank Way Church Ro OffCocker Chords Old Road	Church Road	Halliwell Hollinger Room	and the second second

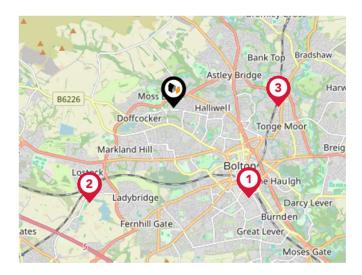
		Nursery	Primary	Secondary	College	Private
•	Smithills School Ofsted Rating: Good Pupils: 903 Distance:0.2					
2	Youth Challenge Pru Ofsted Rating: Outstanding Pupils: 85 Distance:0.23			\checkmark		
3	St Peter's Smithill's Dean Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.32					
4	Church Road Primary School Ofsted Rating: Good Pupils: 445 Distance:0.4					
5	Johnson Fold Community Primary School Ofsted Rating: Outstanding Pupils: 246 Distance:0.62					
6	Oxford Grove Primary School Ofsted Rating: Good Pupils: 452 Distance:0.63					
Ø	St Joseph's RC Primary School, Halliwell, Bolton Ofsted Rating: Good Pupils: 218 Distance:0.63					
8	Thornleigh Salesian College Ofsted Rating: Good Pupils: 1538 Distance:0.67					

Area Schools

	ank-Top
Chorres oid Roar	Harwood
chortey Old Roady B6226 Doffcocker	
B6402 B6226 A666	Tonge Moor
A673 Choney New Road Bolton	Tonge Fold

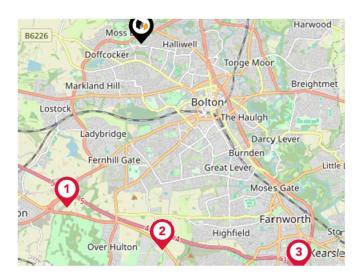
		Nursery	Primary	Secondary	College	Private
9	Al-Huda Primary School Ofsted Rating: Good Pupils: 116 Distance:0.69					
10	St Thomas C of E Primary School, Halliwell Ofsted Rating: Good Pupils: 352 Distance:0.71					
	St Thomas of Canterbury RC School Ofsted Rating: Good Pupils: 419 Distance:0.86					
12	Brownlow Fold Primary School Ofsted Rating: Good Pupils: 283 Distance:0.92					
13	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 210 Distance:0.98					
14	Eden Boys' School Bolton Ofsted Rating: Outstanding Pupils: 602 Distance:1			\checkmark		
15	Devonshire Road Primary School Ofsted Rating: Good Pupils: 419 Distance:1.05					
16	Thomasson Memorial School Ofsted Rating: Good Pupils: 72 Distance:1.09					

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Bolton Rail Station	2.08 miles
2	Lostock Rail Station	2.23 miles
3	Hall i' th' Wood Rail Station	1.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J5	3.15 miles
2	M61 J4	3.63 miles
3	M61 J3	4.86 miles
4	M61 J6	3.91 miles
5	M61 J2	5.66 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.03 miles
2	Liverpool John Lennon Airport	24.27 miles
3	Blackpool International Airport	26.97 miles
4	Leeds Bradford International Airport	37.68 miles

Area Transport (Local)



Bus Stops/Stations

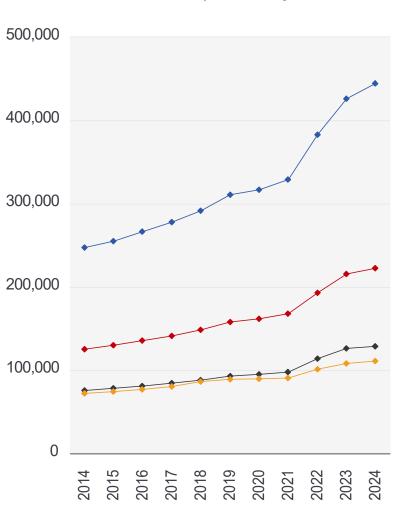
Pin	Name	Distance
1	Forest Road	0.07 miles
2	Forest Road	0.08 miles
3	Smithills School	0.16 miles
4	Smithills School	0.18 miles
5	Smithills High School	0.17 miles



Local Connections

Pin	Name	Distance
	Radcliffe (Manchester Metrolink)	6.13 miles
2	Bury Bolton Street (East Lancashire Railway)	6.52 miles
3	Bury (Manchester Metrolink)	6.63 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 About Us





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.

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