



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



WHITSTERS HOLLOW, BOLTON, BL1 6TY.

Offers Over : £300,000

Redpath Leach Estate Agents

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

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Property Overview



Property

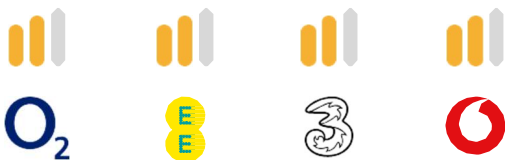
Type:	Detached	Last Sold \pounds/ft^2 :	$\pounds 261$
Bedrooms:	3	Offers Over:	$\pounds 300,000$
Floor Area:	871 ft^2 / 81 m^2	Tenure:	Freehold
Plot Area:	0.04 acres		
Council Tax :	Band D		
Annual Estimate:	$\pounds 1,960$		
Title Number:	GM622690		
UPRN:	100010941722		

Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
◆ Rivers & Seas	Medium	8	46	-
◆ Surface Water	High	mb/s	mb/s	mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



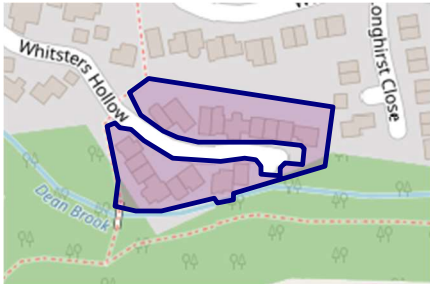
Planning History This Address



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

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

Multiple Freehold Title Plans Detected



GM595367

Multiple Freehold Title Plans Detected

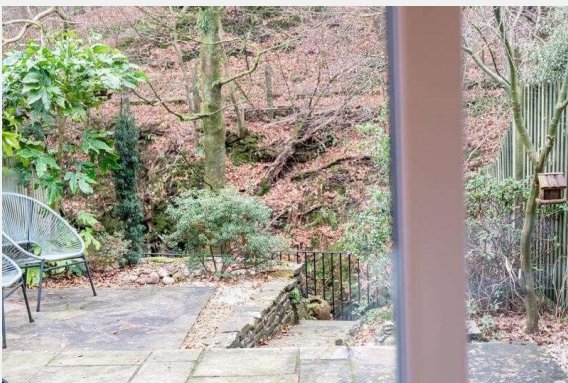


GM622690

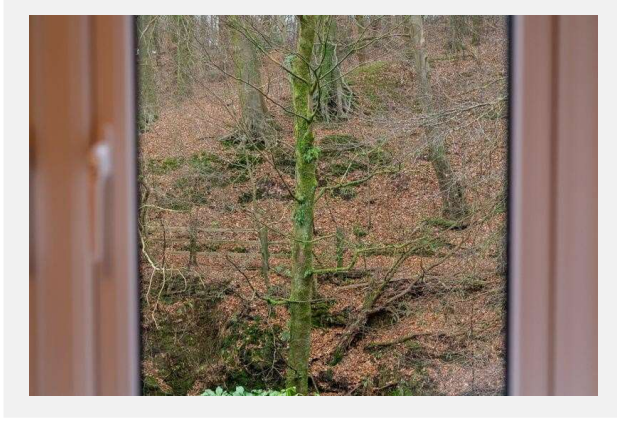
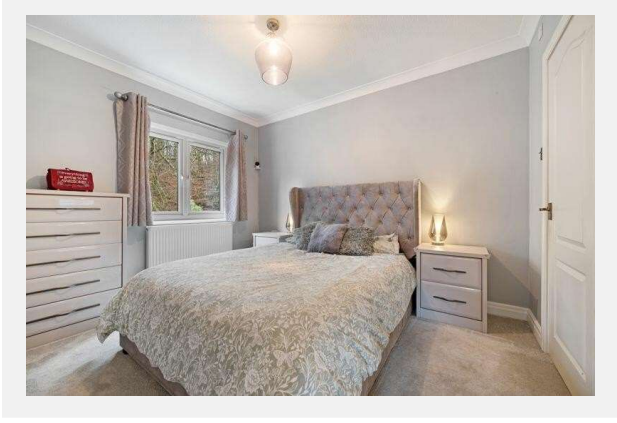
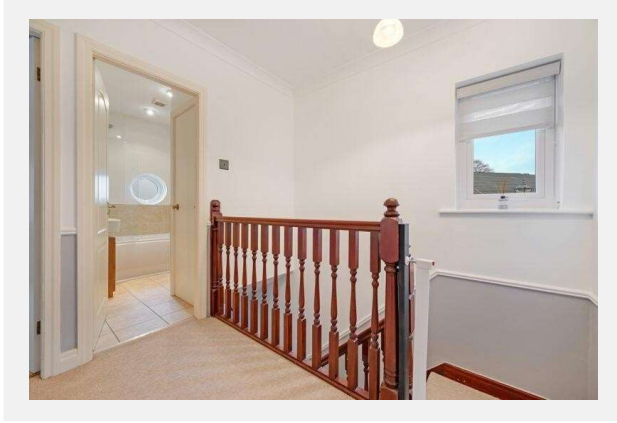
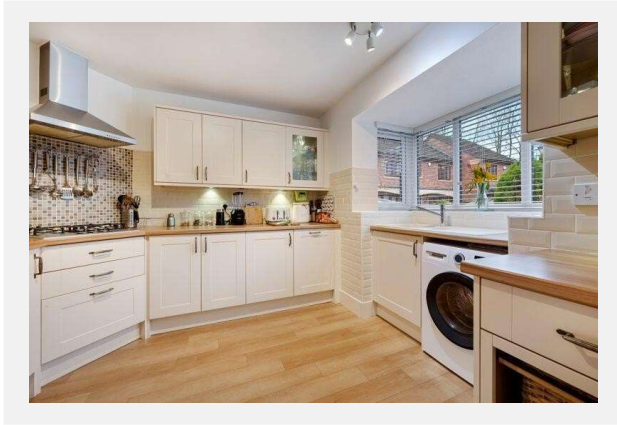
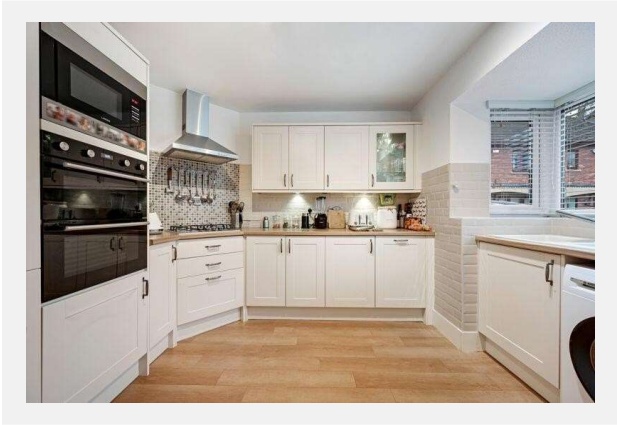
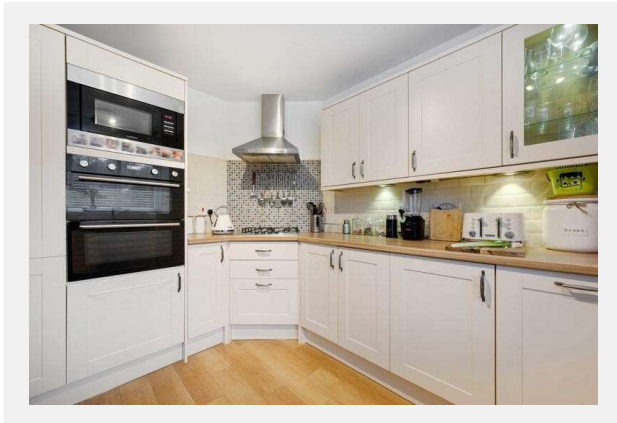
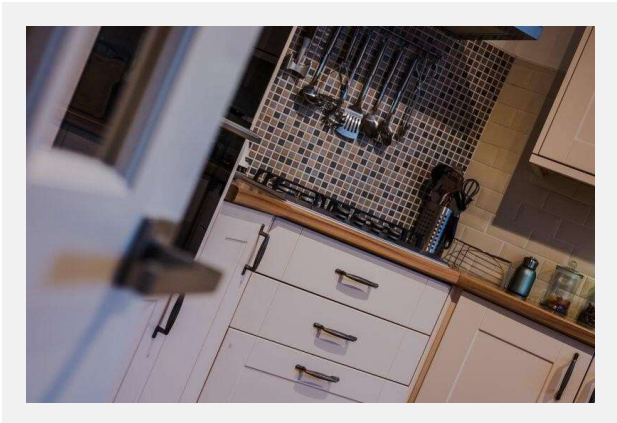
Gallery Photos



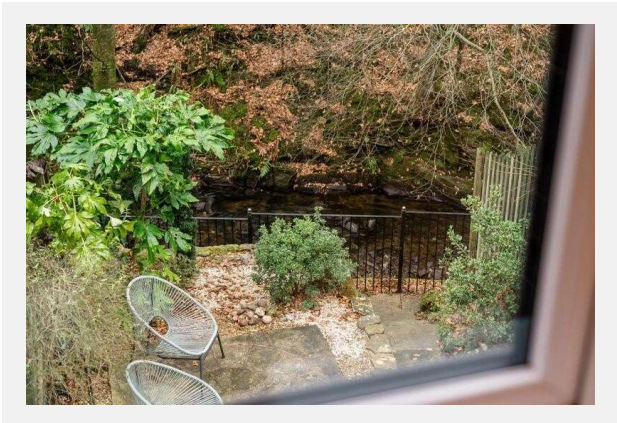
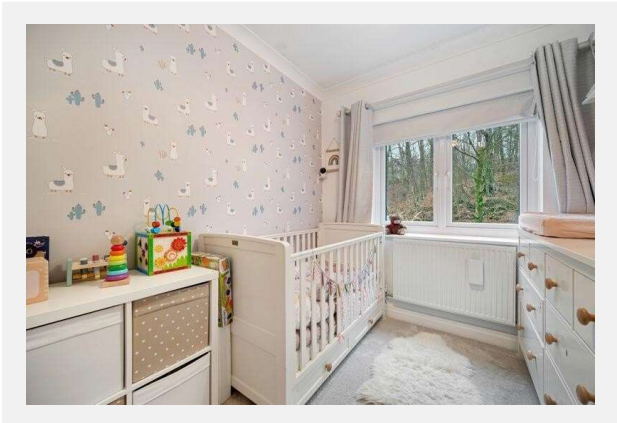
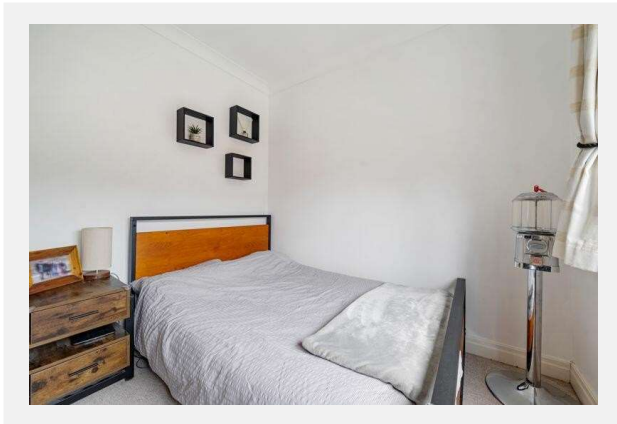
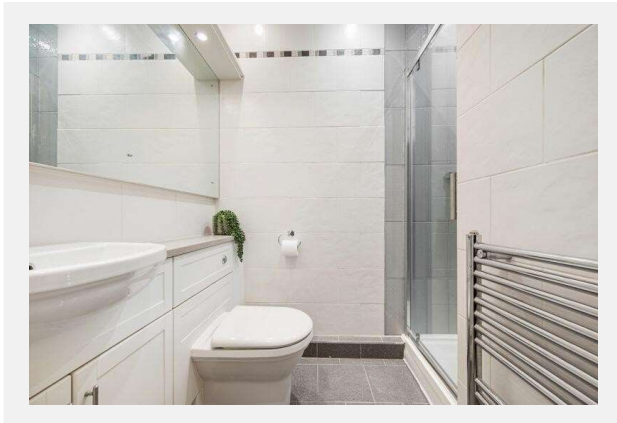
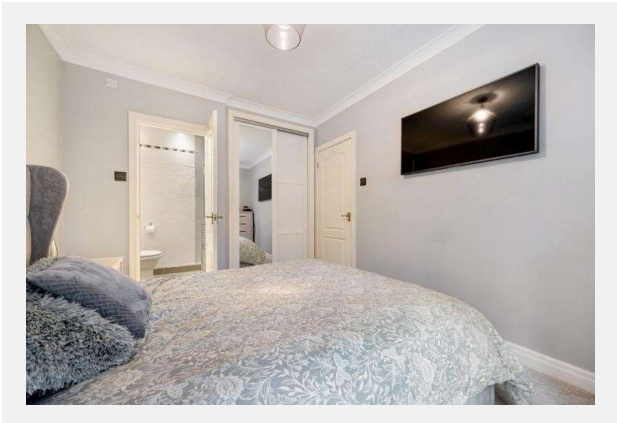
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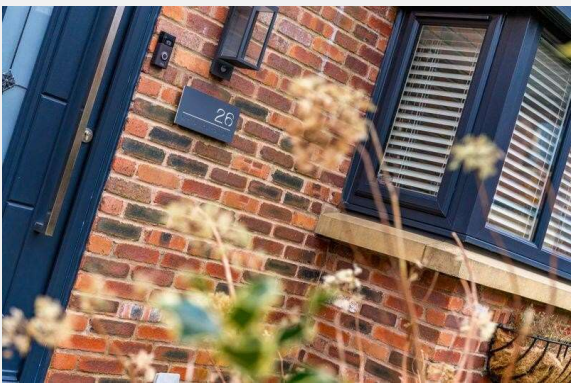
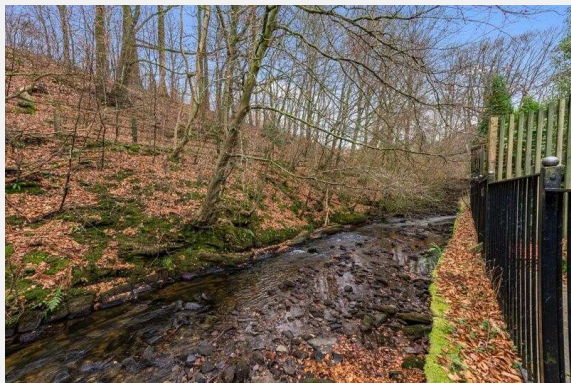
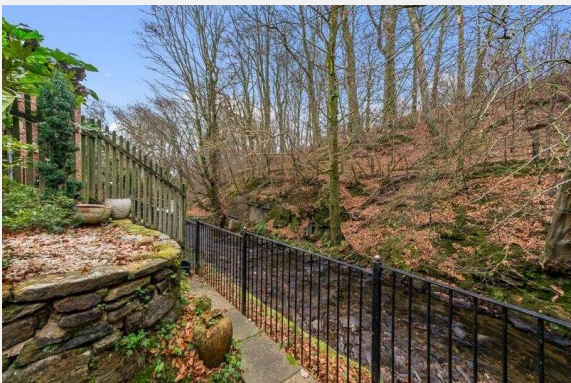
Gallery Photos



Gallery Photos



Gallery Photos

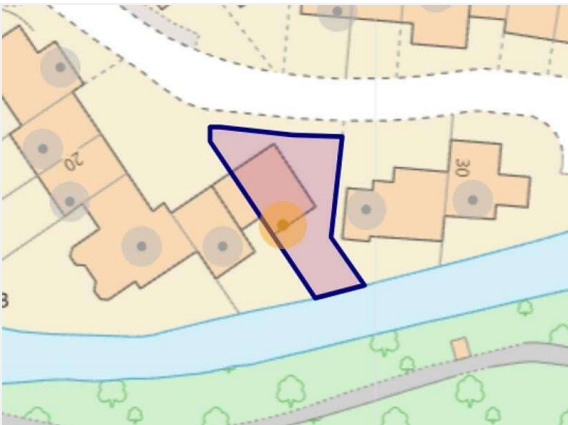


Gallery Photos



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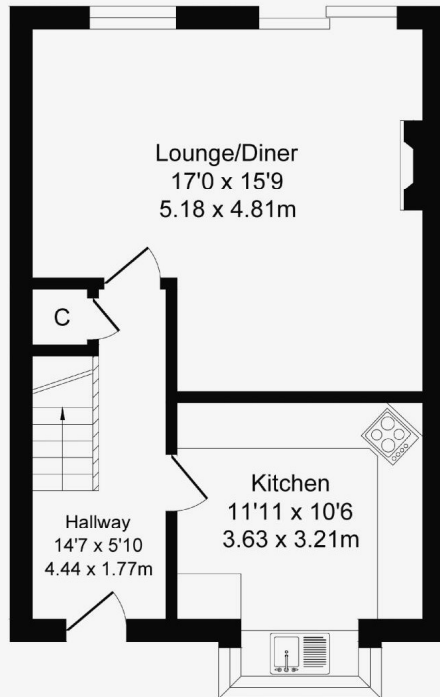
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WHITSTERS HOLLOW, BOLTON, BL1 6TY.

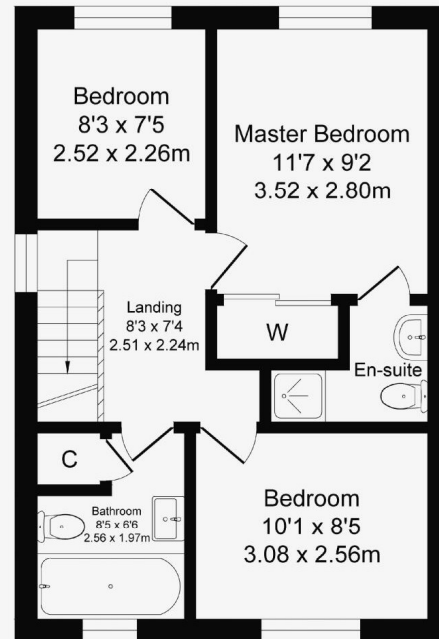
Total Approx. Floor Area 885 Sq.ft. (82.2 Sq.M.)

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.



Ground Floor

Approx. Floor
Area 449 Sq.Ft
(41.7 Sq.M.)



First Floor

Approx. Floor
Area 436 Sq.Ft
(40.5 Sq.M.)

Property EPC - Certificate



Whitsters Hollow, BL1

Energy rating

D

Valid until 03.09.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

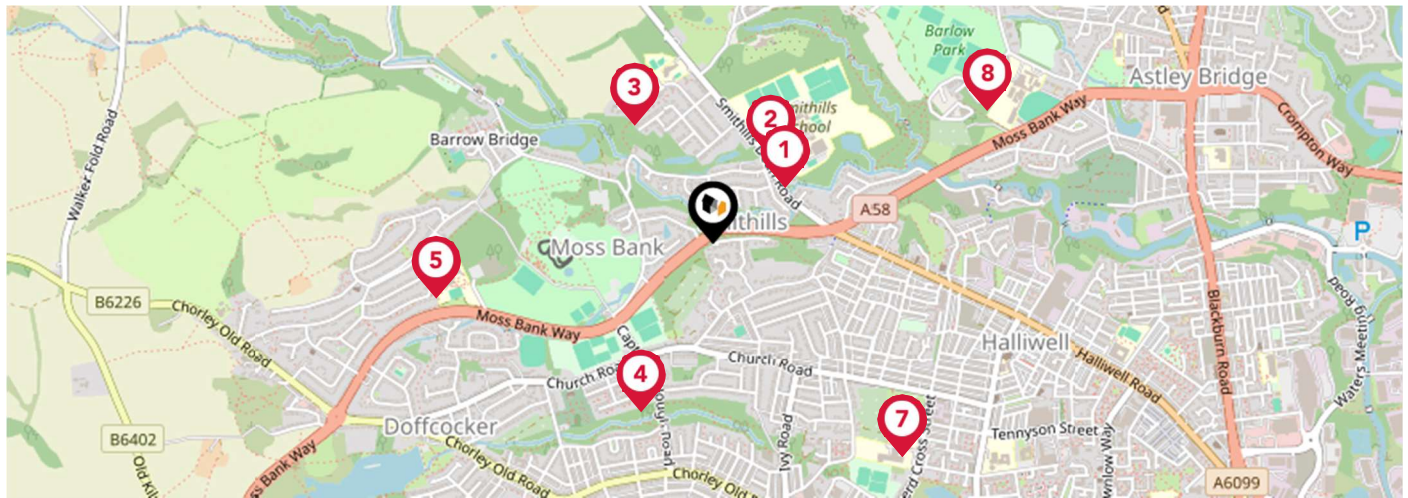
Property EPC - Additional Data



Additional EPC Data

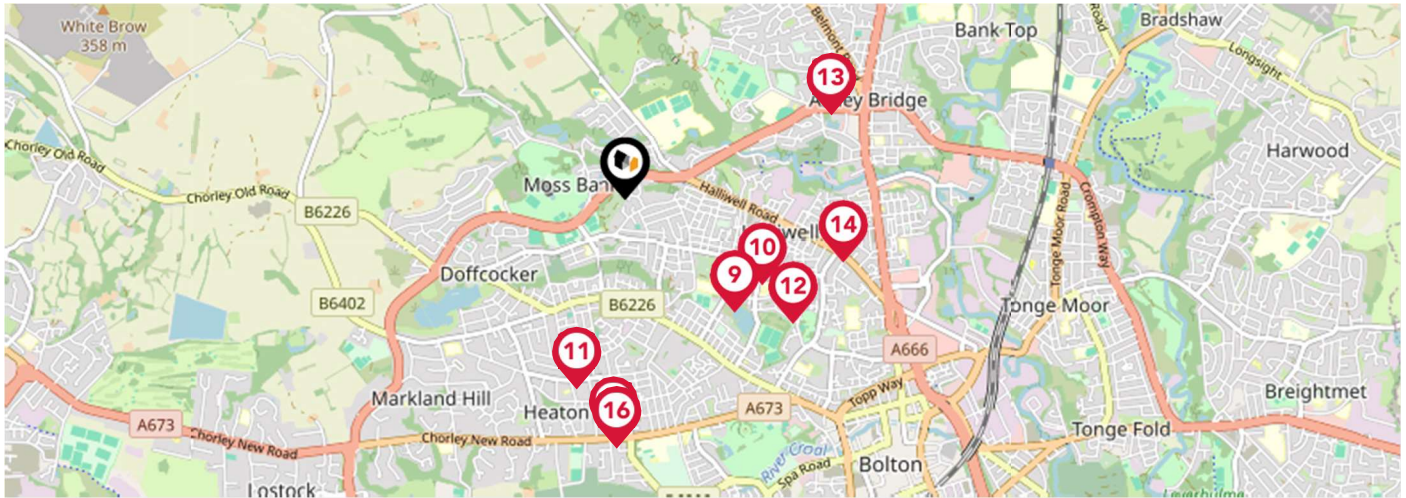
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 33% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	81 m ²

Area Schools



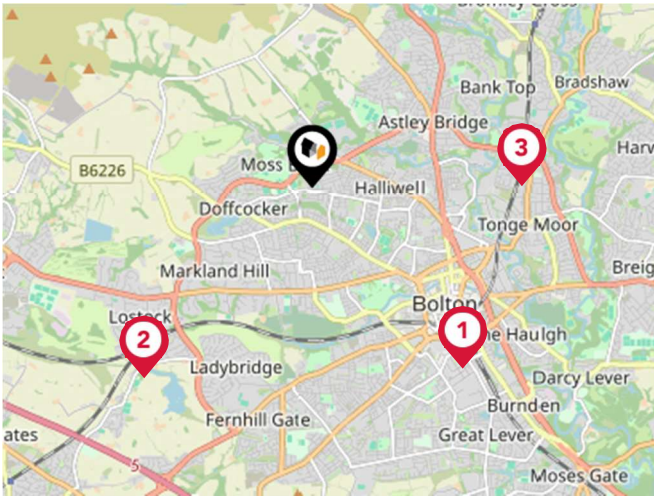
		Nursery	Primary	Secondary	College	Private
1	Smithills School Ofsted Rating: Good Pupils: 903 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Youth Challenge Pru Ofsted Rating: Outstanding Pupils: 85 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's Smithill's Dean Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Church Road Primary School Ofsted Rating: Good Pupils: 445 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Johnson Fold Community Primary School Ofsted Rating: Outstanding Pupils: 246 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oxford Grove Primary School Ofsted Rating: Good Pupils: 452 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's RC Primary School, Halliwell, Bolton Ofsted Rating: Good Pupils: 218 Distance:0.63	<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:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



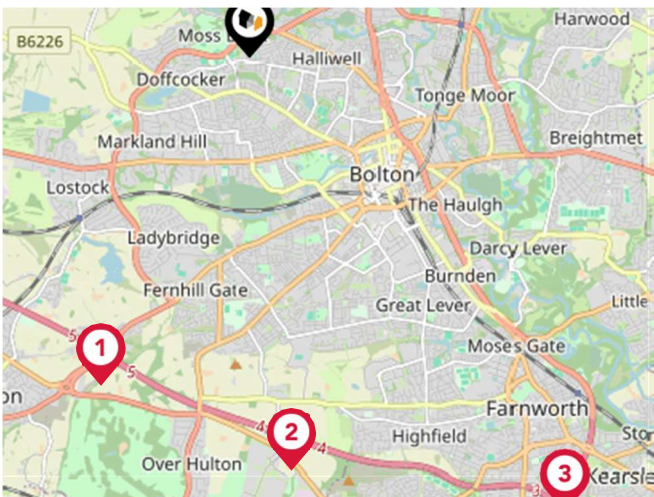
		Nursery	Primary	Secondary	College	Private
	Al-Huda Primary School Ofsted Rating: Good Pupils: 116 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas C of E Primary School, Halliwell Ofsted Rating: Good Pupils: 352 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas of Canterbury RC School Ofsted Rating: Good Pupils: 419 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownlow Fold Primary School Ofsted Rating: Good Pupils: 283 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	Eden Boys' School Bolton Ofsted Rating: Outstanding Pupils: 602 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonshire Road Primary School Ofsted Rating: Good Pupils: 419 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thomasson Memorial School Ofsted Rating: Good Pupils: 72 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



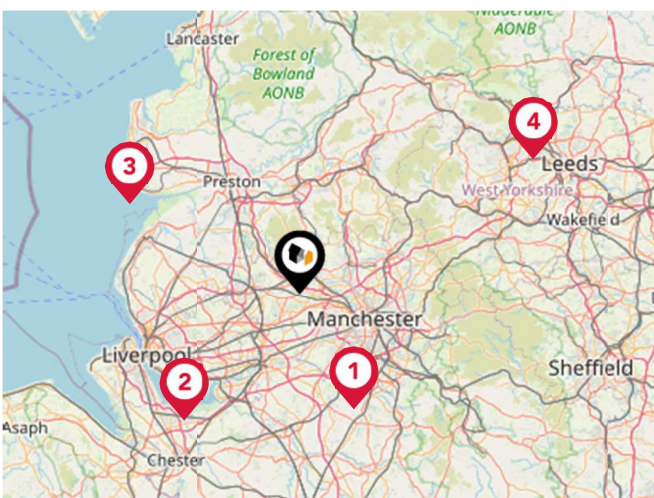
National Rail Stations

Pin	Name	Distance
1	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

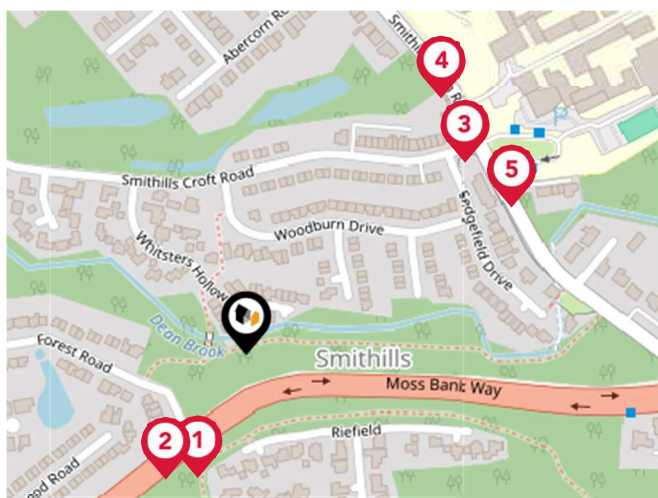
Pin	Name	Distance
1	M61 J5	3.15 miles
2	M61 J4	3.63 miles
3	M61 J3	4.86 miles
4	M61 J6	3.91 miles
5	M61 J2	5.66 miles



Airports/Helipads

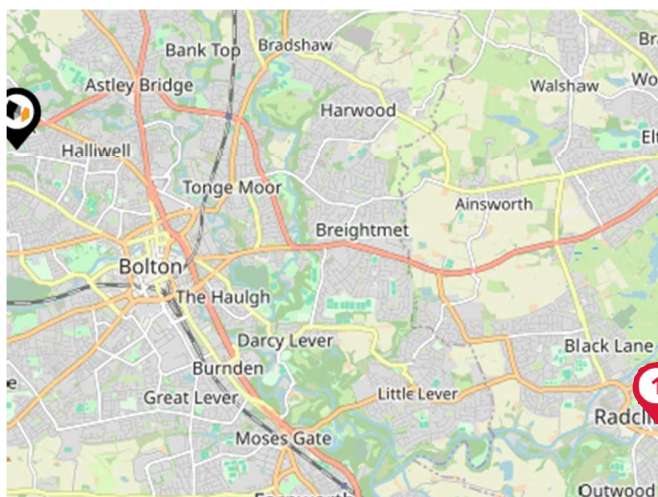
Pin	Name	Distance
1	Manchester Airport	18.03 miles
2	Liverpool John Lennon Airport	24.27 miles
3	Blackpool International Airport	26.97 miles
4	Leeds Bradford International Airport	37.68 miles

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



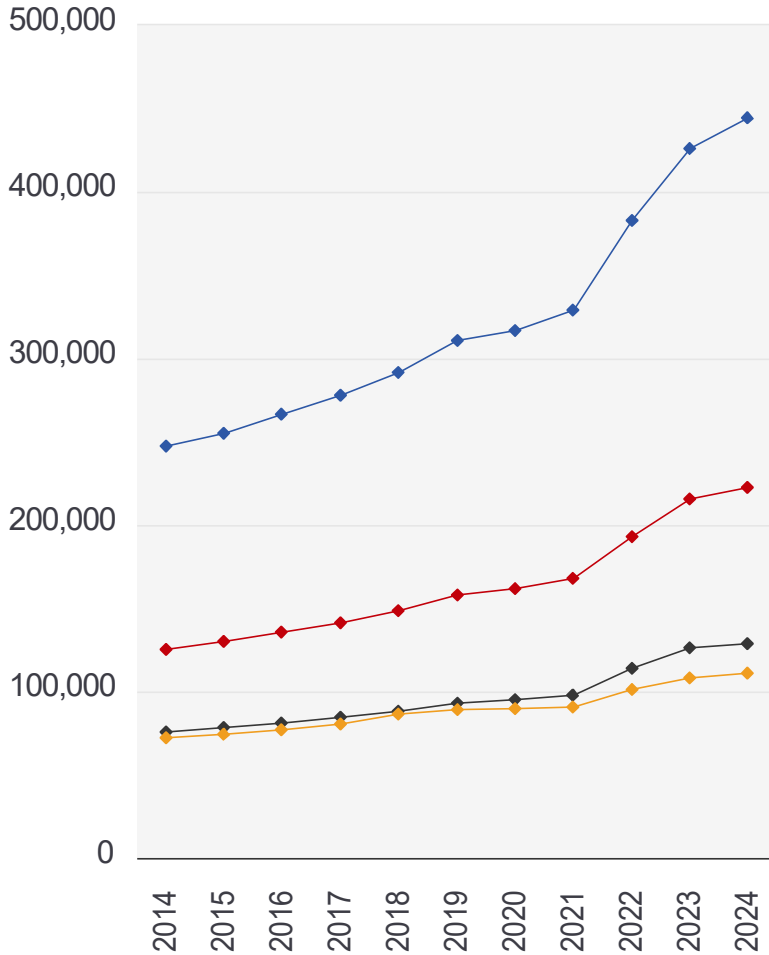
Local Connections

Pin	Name	Distance
1	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

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.

Contains public sector information licensed under the Open Government License v3.0

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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