

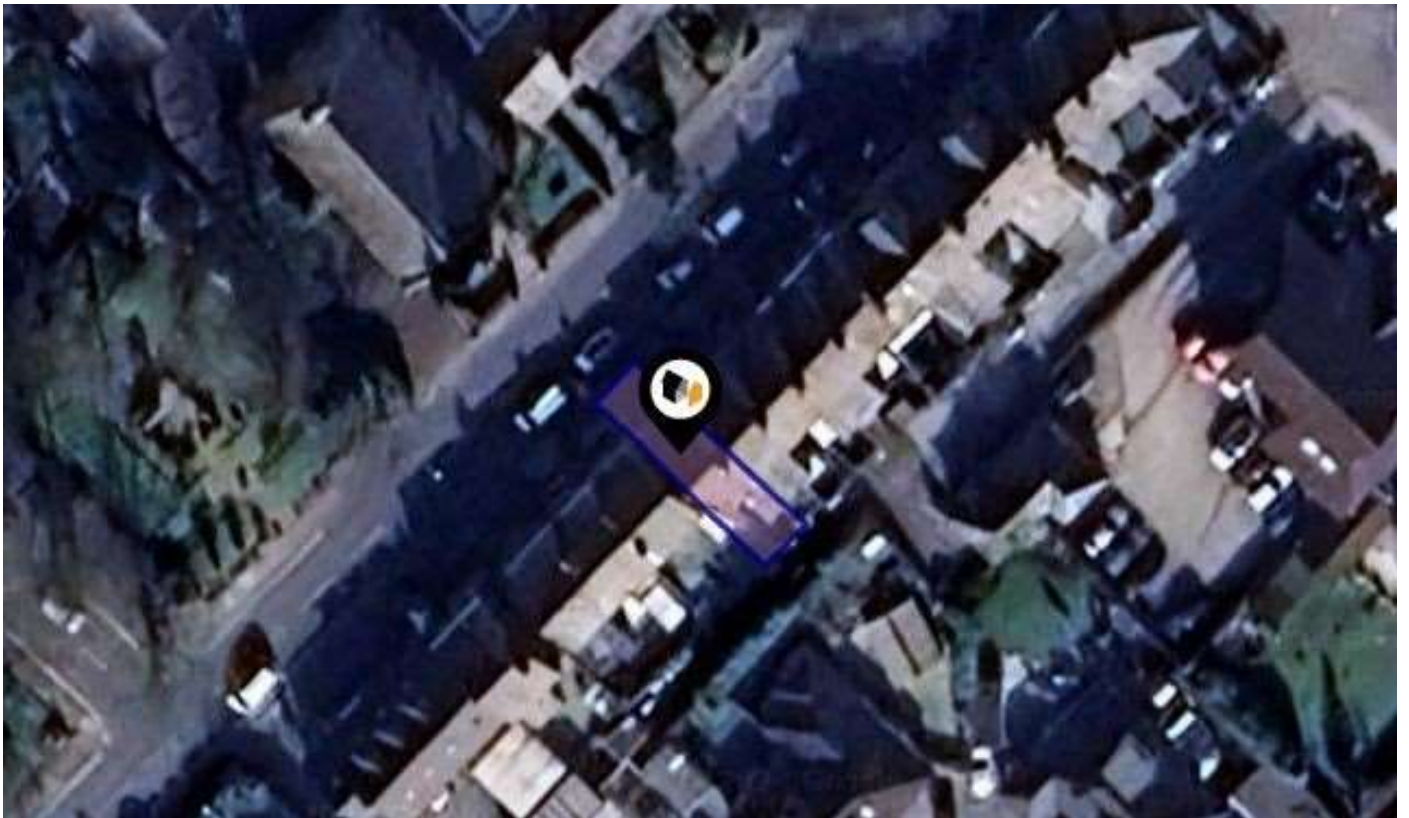


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



RAILWAY ROAD, ADLINGTON, CHORLEY, PR6 9RB.

Asking Price: £195,000

Redpath Leach Estate Agents

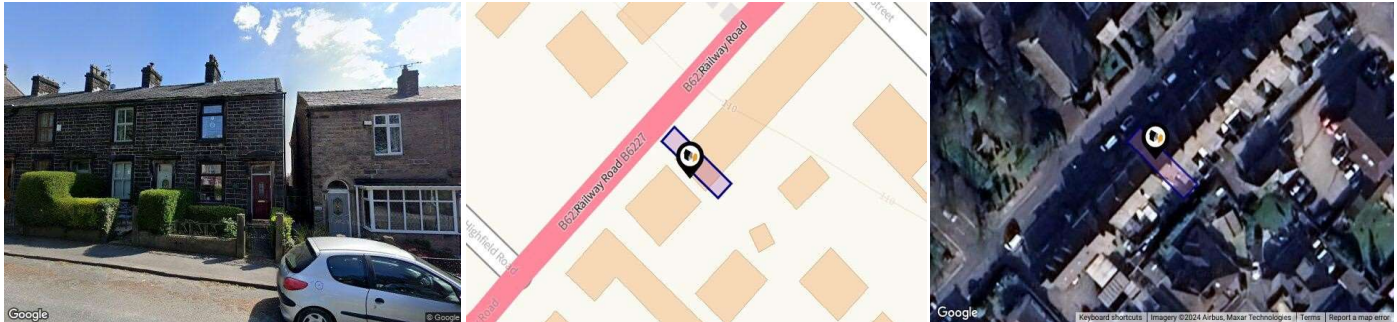
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

[enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)

[www.redpathleach.co.uk](http://www.redpathleach.co.uk)

# Property Overview



## Property

Type:	Terraced	Asking Price:	£195,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	925 ft <sup>2</sup> / 86 m <sup>2</sup>	Start Date:	14/06/1869
Plot Area:	0.02 acres	End Date:	15/06/2868
Year Built :	Before 1900	Lease Term:	999 years from 15 June 1869
Council Tax :	Band A	Term Remaining:	844 years
Annual Estimate:	£1,489		
Title Number:	LA533935		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	9000 mb/s

### Mobile Coverage: (based on calls indoors)

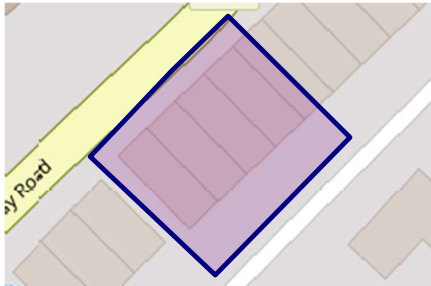


### Satellite/Fibre TV Availability:



## Freehold Title Plan

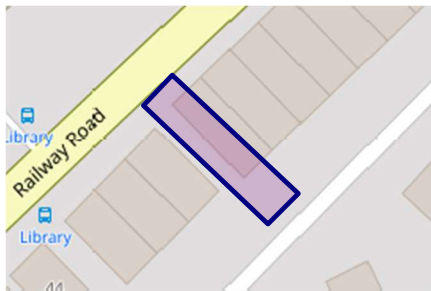
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LAN120183

## Leasehold Title Plan

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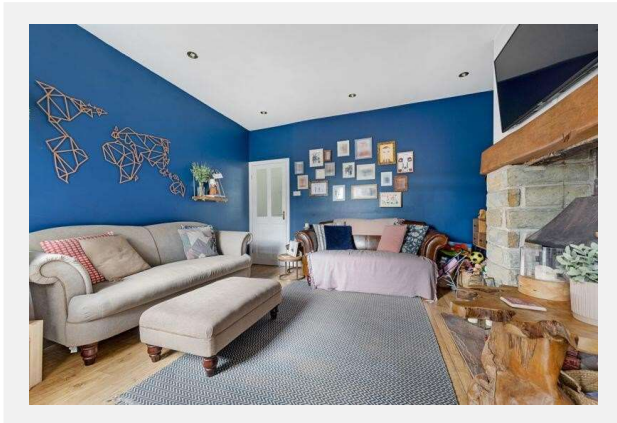
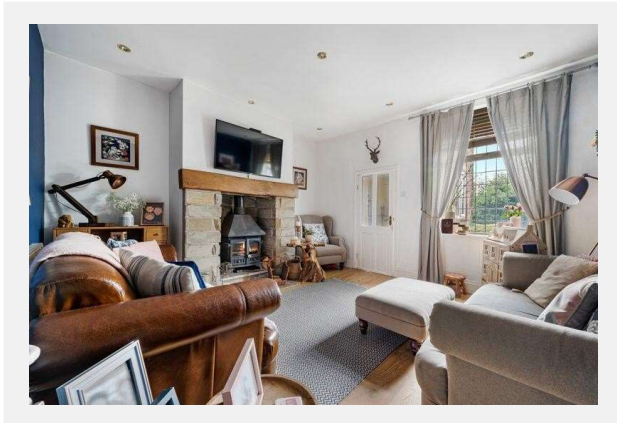
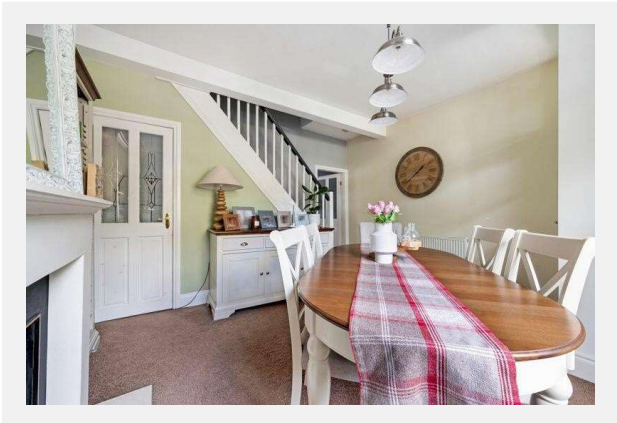
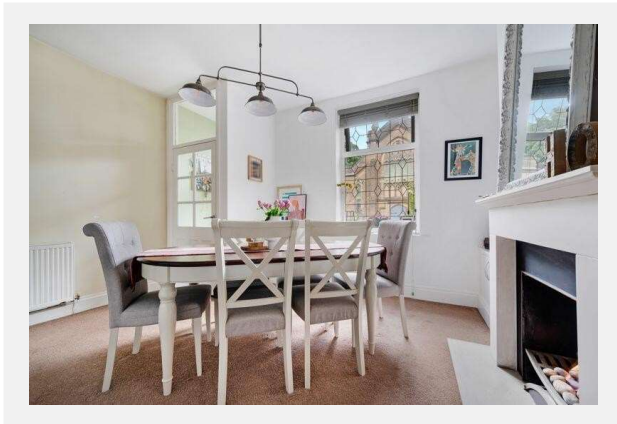
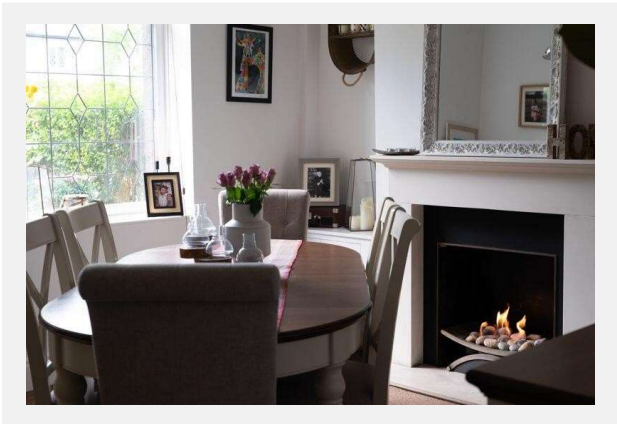
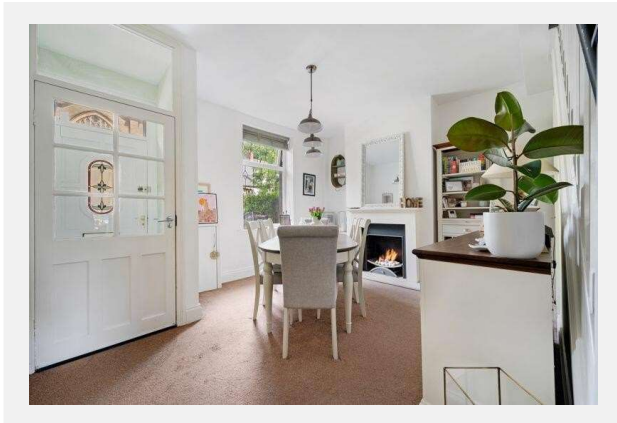


LA533935

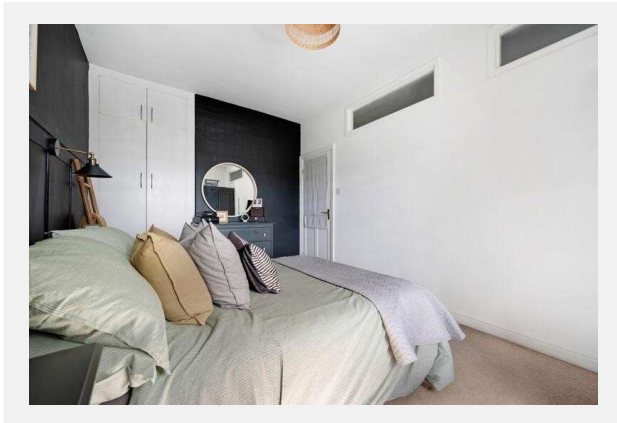
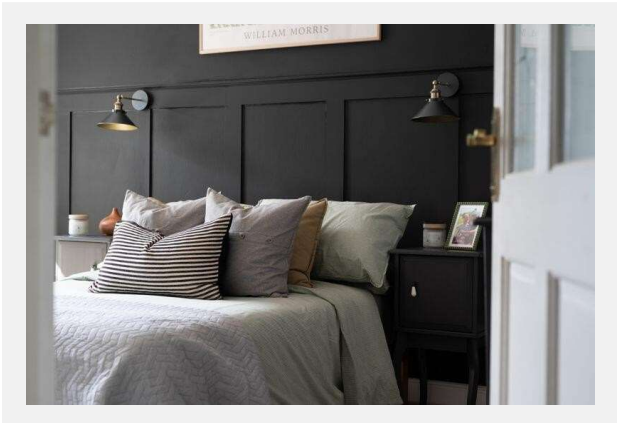
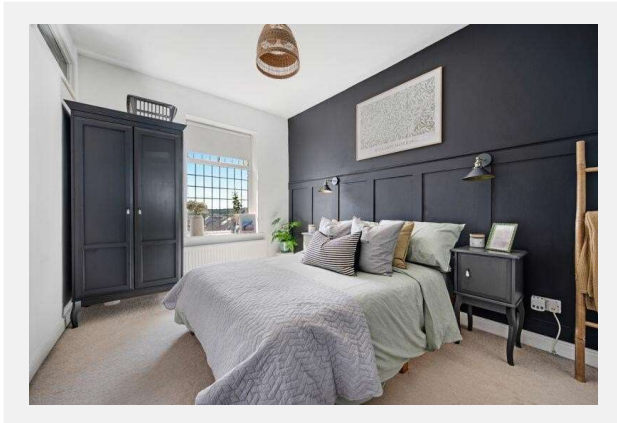
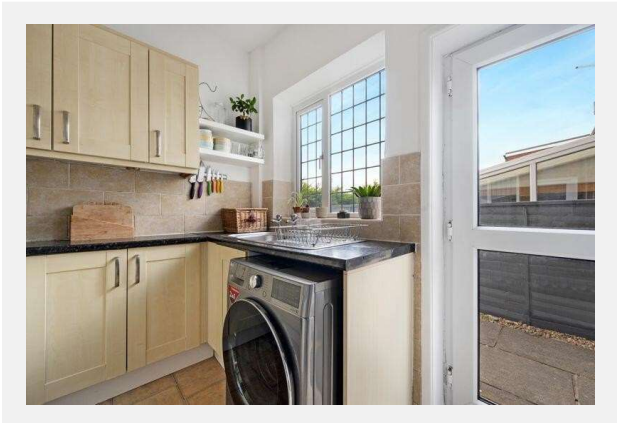
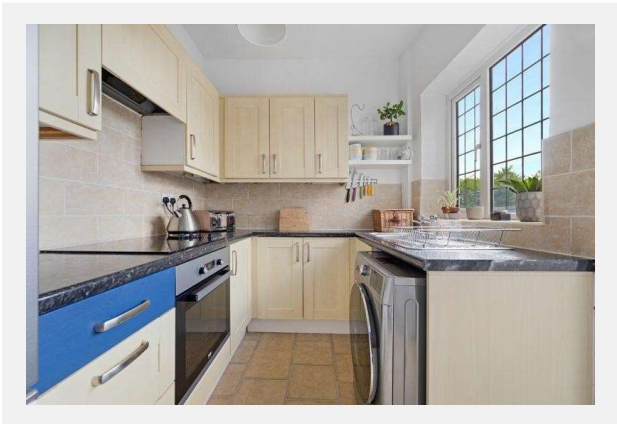
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Start Date:	14/06/1869
End Date:	15/06/2868
Lease Term:	999 years from 15 June 1869
Term Remaining:	844 years

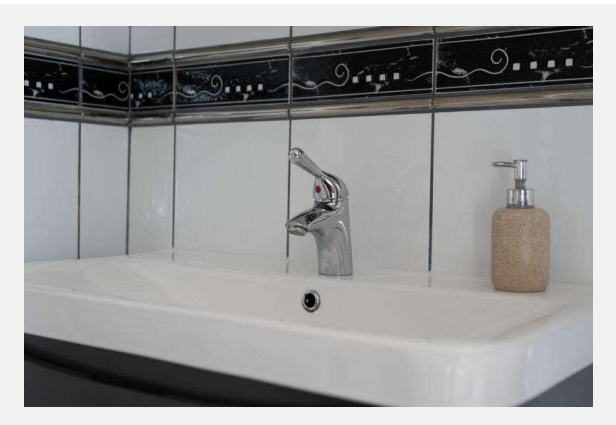
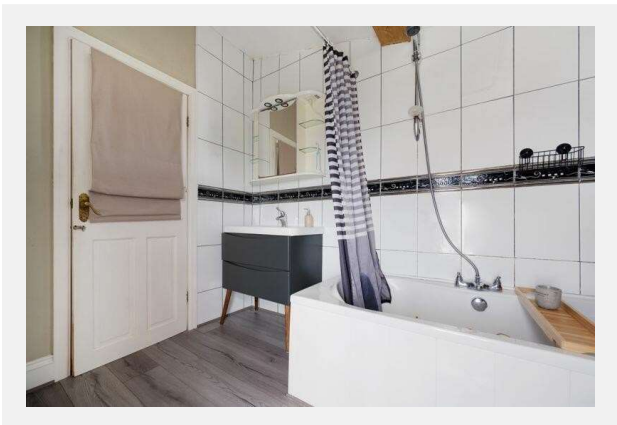
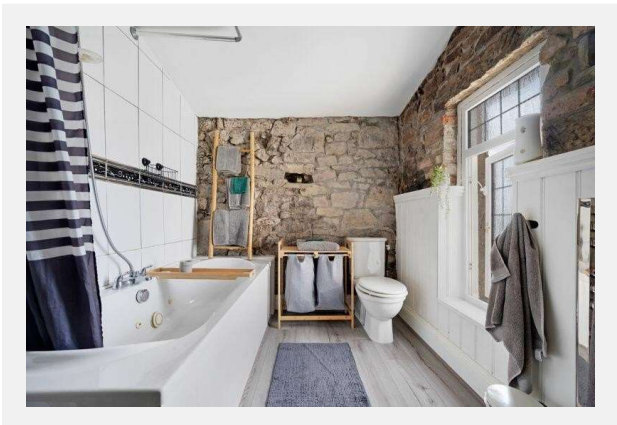
# Gallery Photos



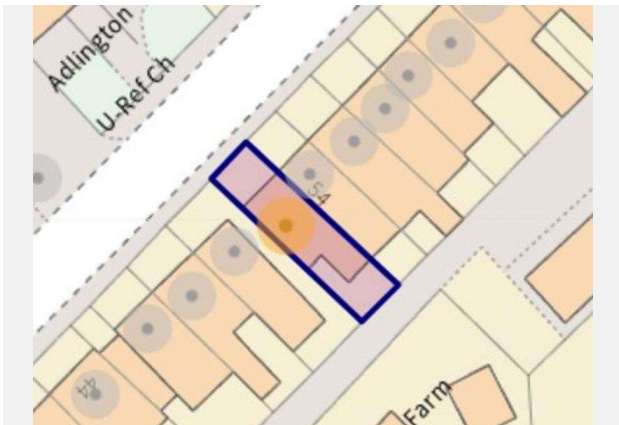
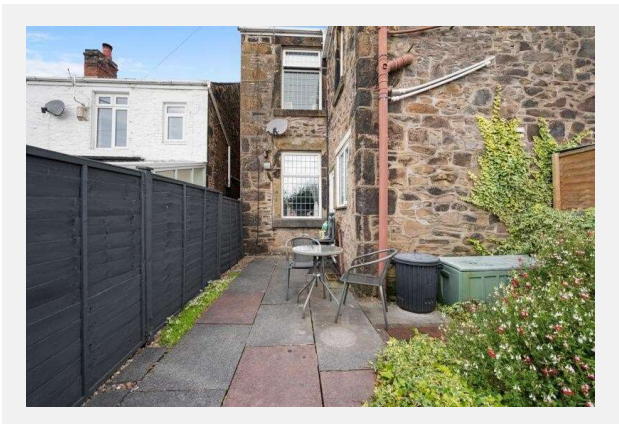
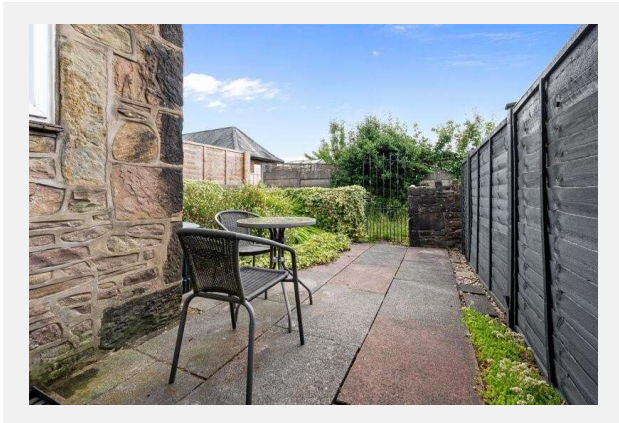
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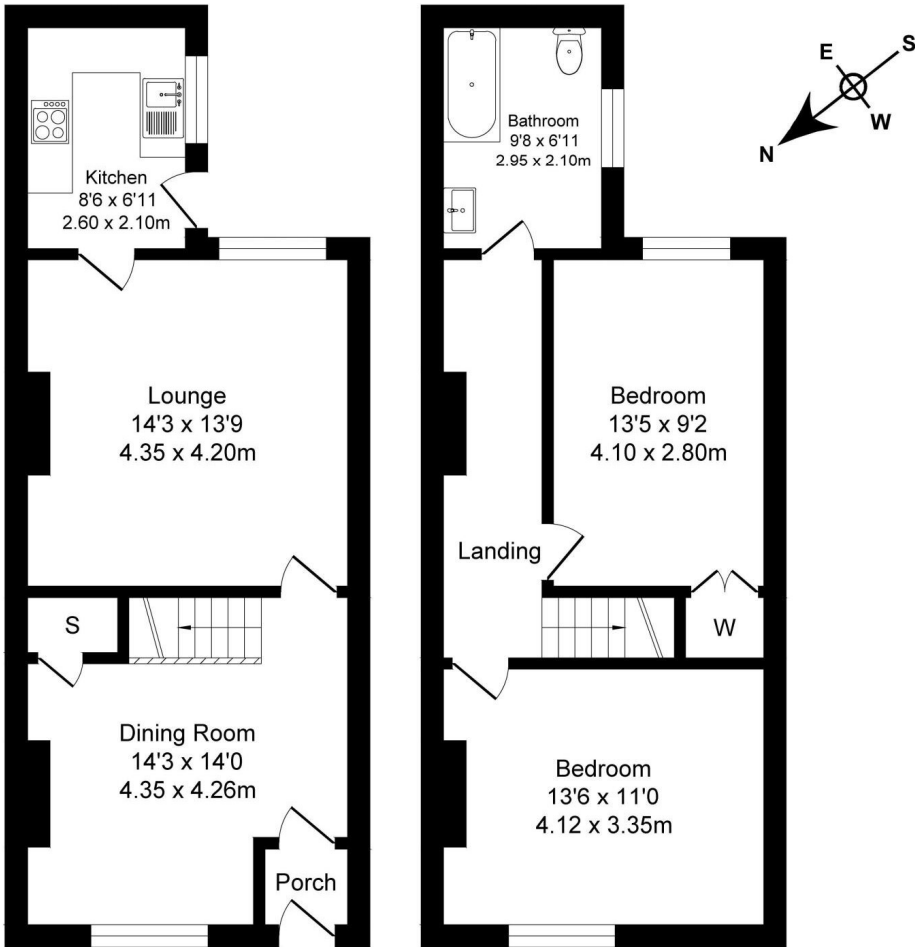
# Gallery Photos



## RAILWAY ROAD, ADLINGTON, CHORLEY, PR6 9RB.

Total Approx. Floor Area 952 Sq.ft. (88.4 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 476 Sq.Ft  
(44.2 Sq.M.)

First Floor

Approx. Floor  
Area 476 Sq.Ft  
(44.2 Sq.M.)



# Property EPC - Certificate



Adlington, CHORLEY, PR6

Energy rating

**D**

Valid until 04.07.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

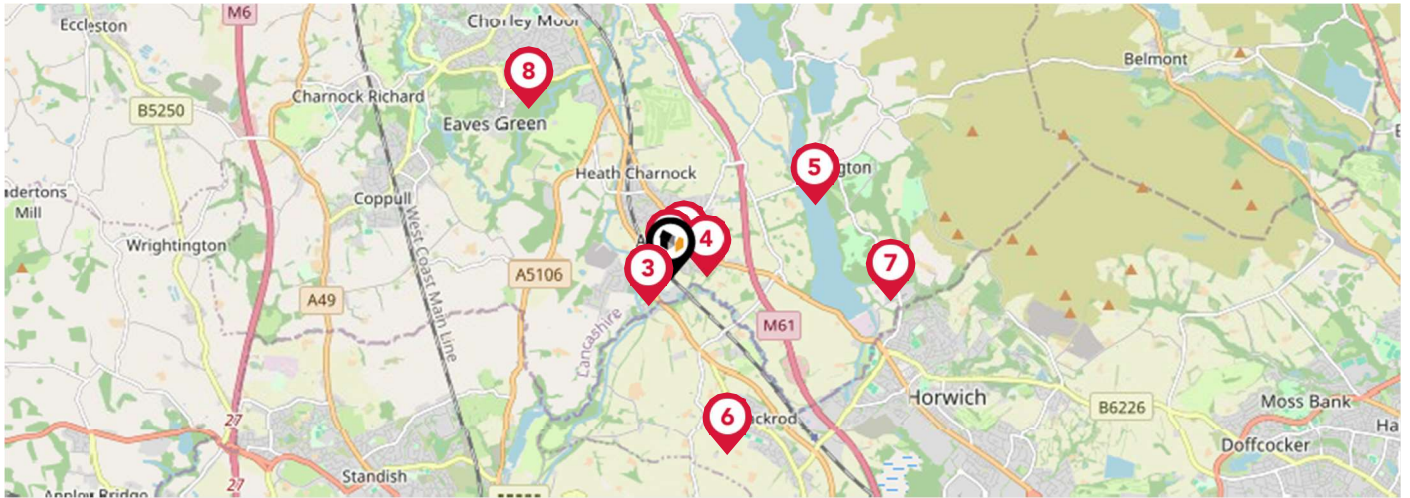
# Property EPC - Additional Data



## Additional EPC Data

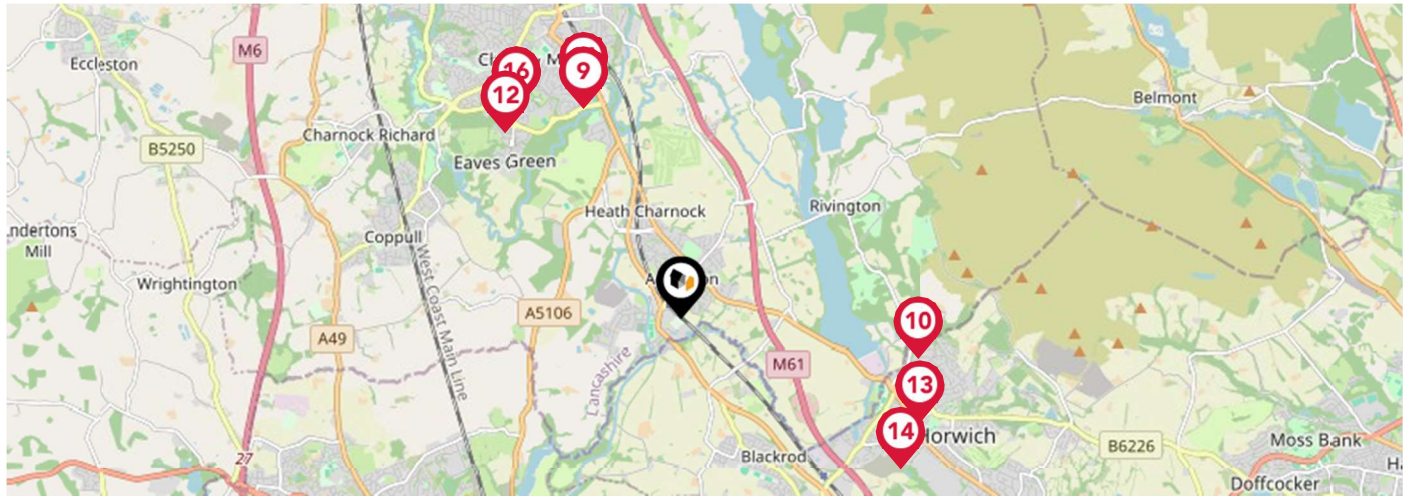
Property Type:	End-terrace house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	86 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Adlington St Paul's Church of England Primary School</b> Ofsted Rating: Inadequate   Pupils: 189   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Anderton Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Adlington Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Anderton</b> Ofsted Rating: Good   Pupils: 199   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rivington Foundation Primary School</b> Ofsted Rating: Good   Pupils: 122   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blackrod Anglican/Methodist Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cumberland School</b> Ofsted Rating: Good   Pupils: 47   Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic High School</b> Ofsted Rating: Good   Pupils: 918   Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

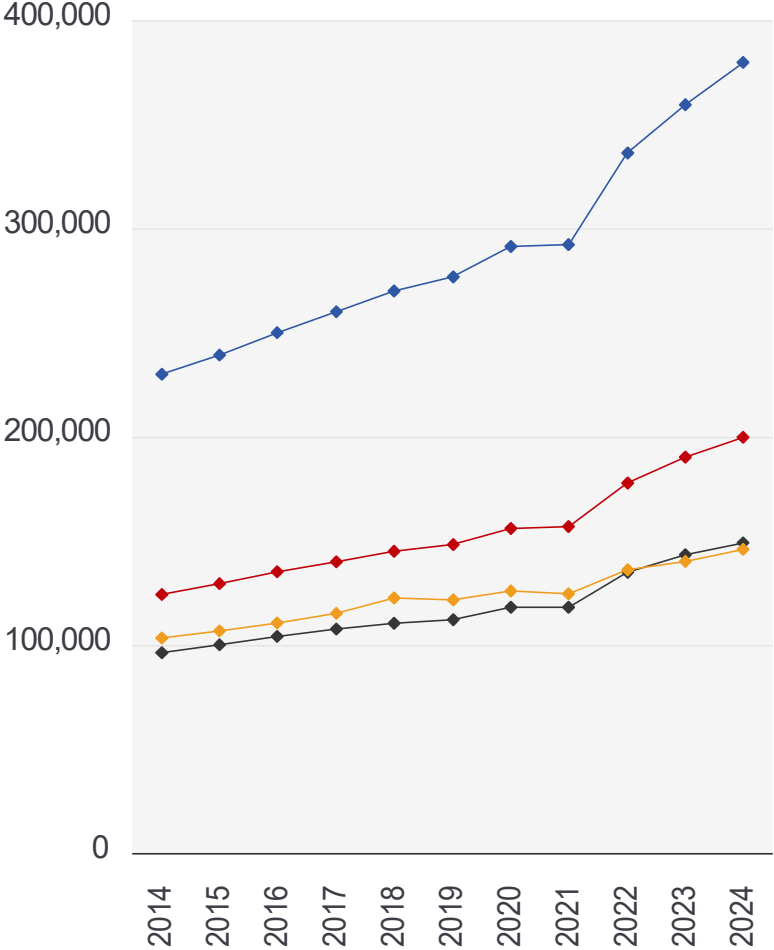


		Nursery	Primary	Secondary	College	Private
	St George's Church of England Primary School, Chorley Ofsted Rating: Outstanding   Pupils: 284   Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivington and Blackrod High School Ofsted Rating: Requires Improvement   Pupils: 1683   Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albany Academy Ofsted Rating: Good   Pupils: 693   Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good   Pupils: 215   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beacon Primary School Ofsted Rating: Inadequate   Pupils: 215   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's CofE Primary School Ofsted Rating: Good   Pupils: 235   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westmorland School Ofsted Rating: Outstanding   Pupils: 56   Distance:2.34	<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:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Market House Price Statistics



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



Detached

**+65.15%**

Semi-Detached

**+60.86%**

Flat

**+41.19%**

Terraced

**+54.85%**



## Redpath Leach Estate Agents

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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



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## Important - Please Read

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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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Redpath Leach Estate Agents

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