



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



RIDGMONT CLOSE, HORWICH, BOLTON, BL6 6RG.

Offers Over: £530,000

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:	Detached	Offers Over:	£530,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,453 ft ² / 135 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,625		
Title Number:	GM50036		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



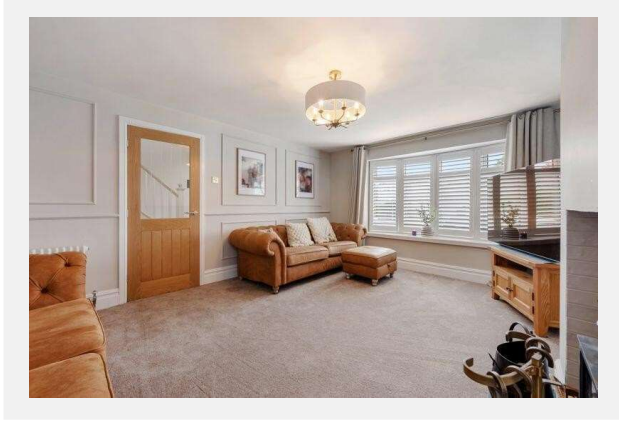
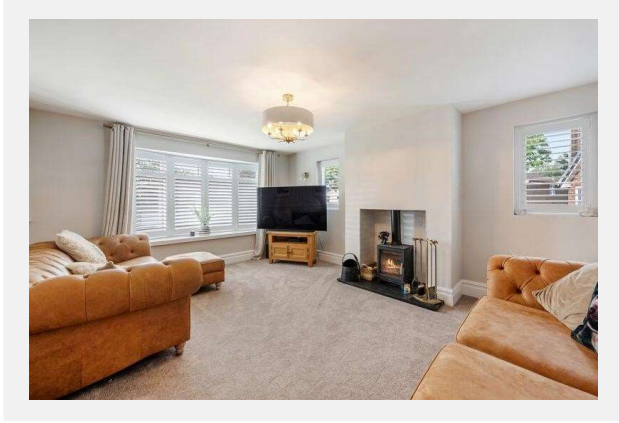
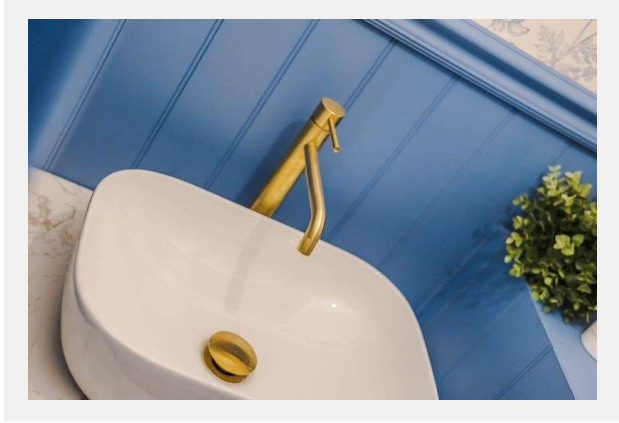
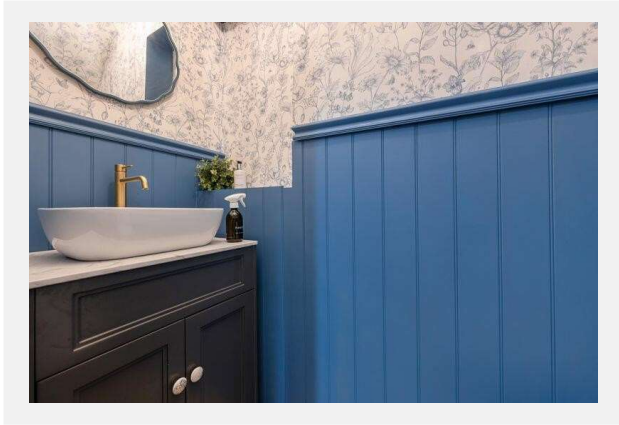
Planning History This Address



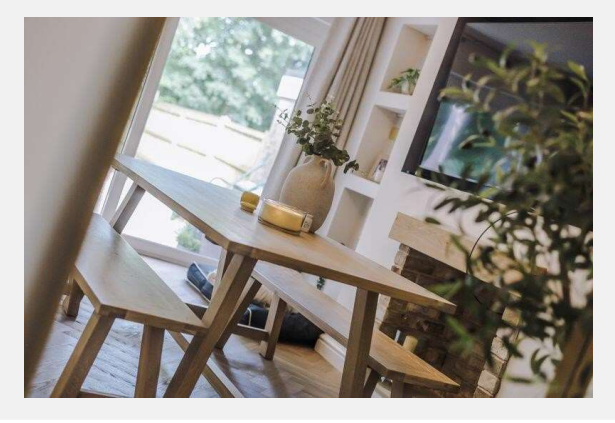
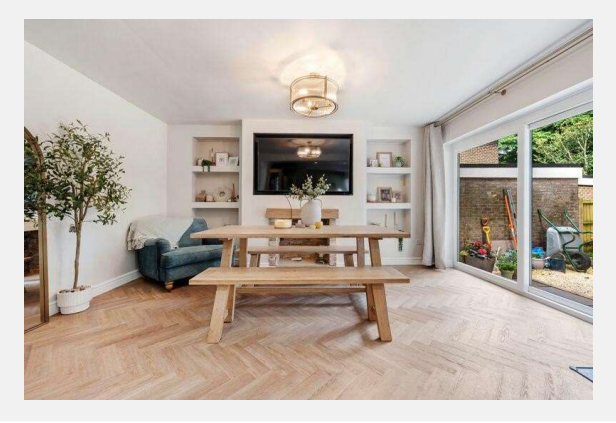
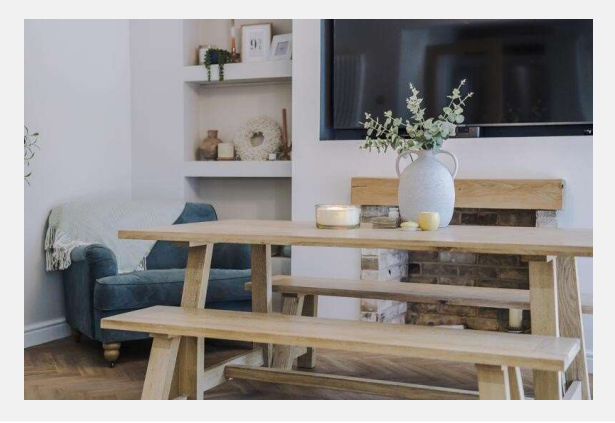
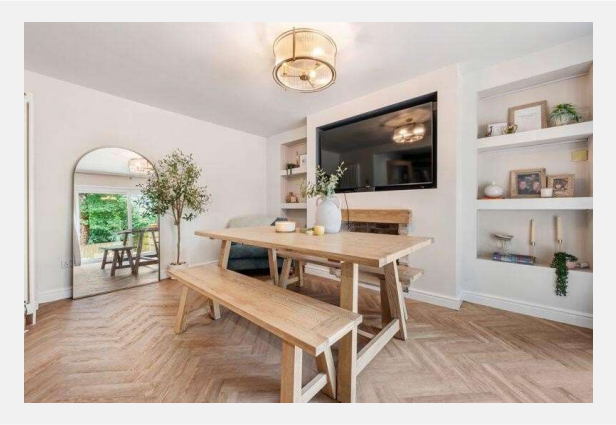
Planning records for: *Ridgmont Close, Horwich, Bolton, BL6*

Reference - 18038/24
Decision: Decided
Date: 09th April 2024
Description: PRUNING OF 1 NO. SYCAMORE AND 1 NO. BEECH.

Gallery Photos



Gallery Photos



Gallery Photos

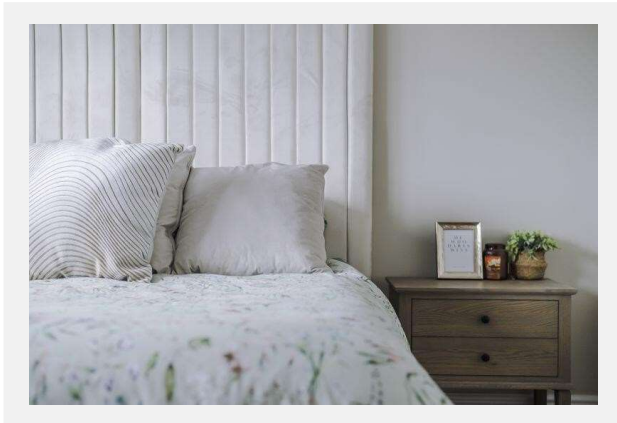
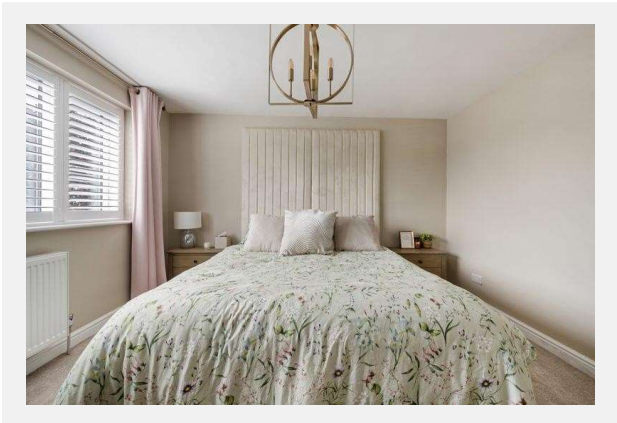
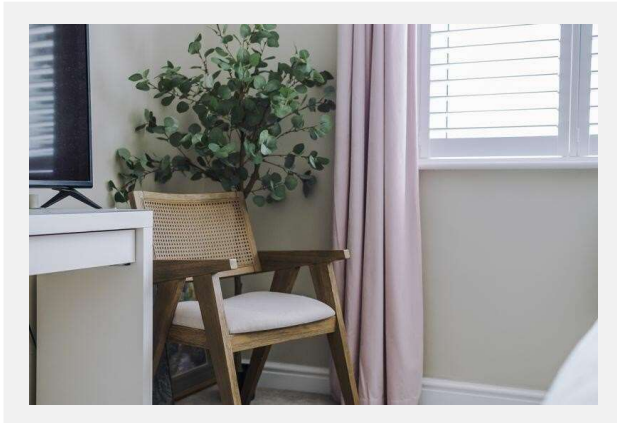
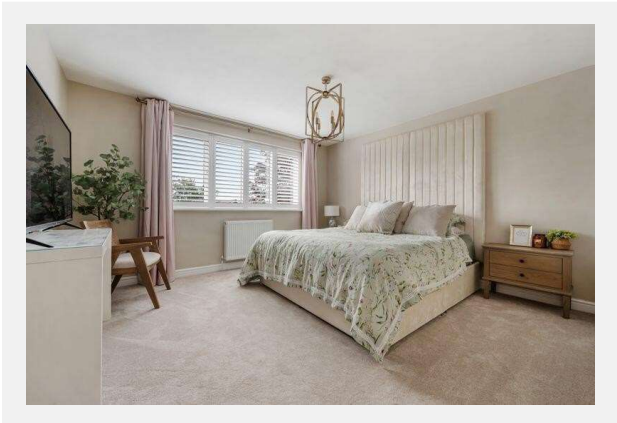
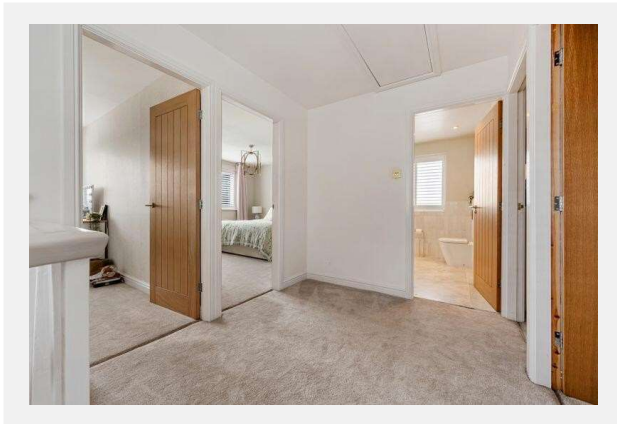
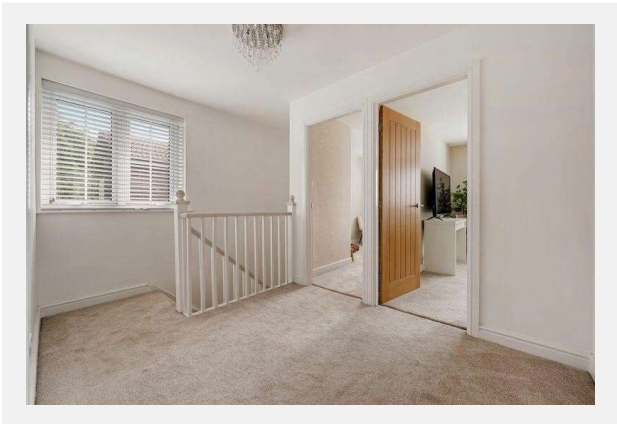
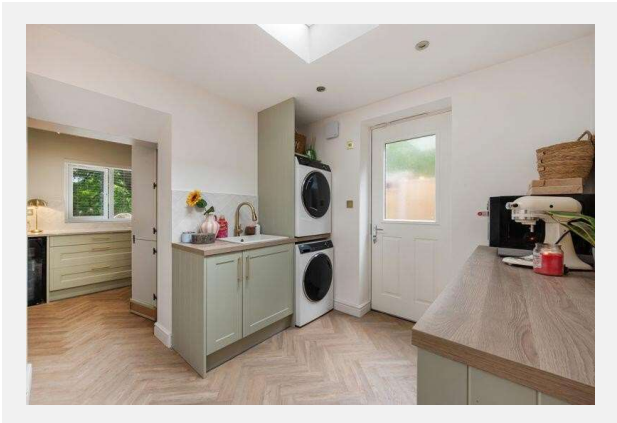


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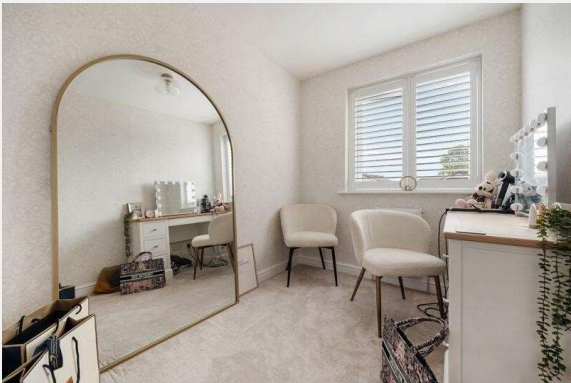
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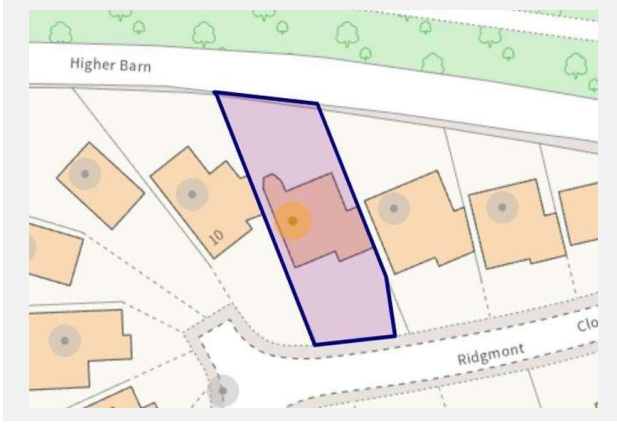
Gallery Photos



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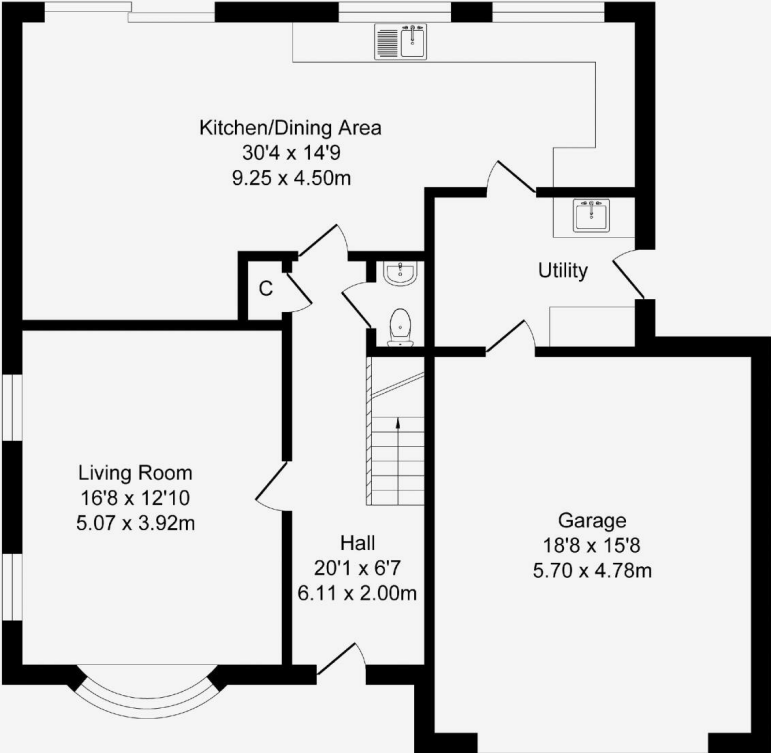
Gallery Photos



RIDGMONT CLOSE, HORWICH, BOLTON, BL6 6RG.

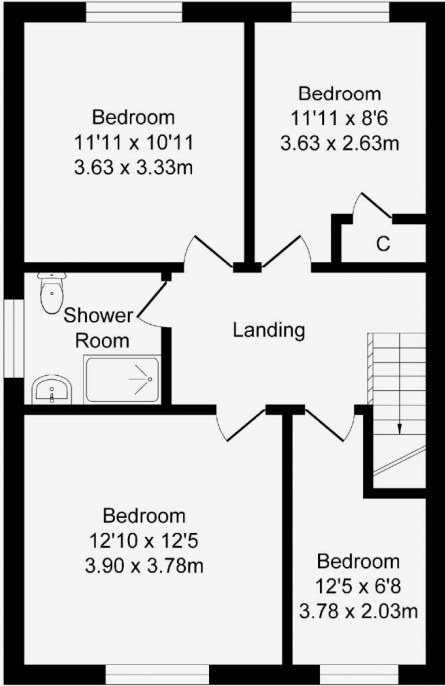
Total Approx. Floor Area 1753 Sq.ft. (162.7 Sq.M.)

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 1116 Sq.Ft (103.7 Sq.M.)



First Floor

Approx. Floor Area 635 Sq.Ft (59.0 Sq.M.)

Property EPC - Certificate



Horwich, BOLTON, BL6

Energy rating

C

Valid until 21.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

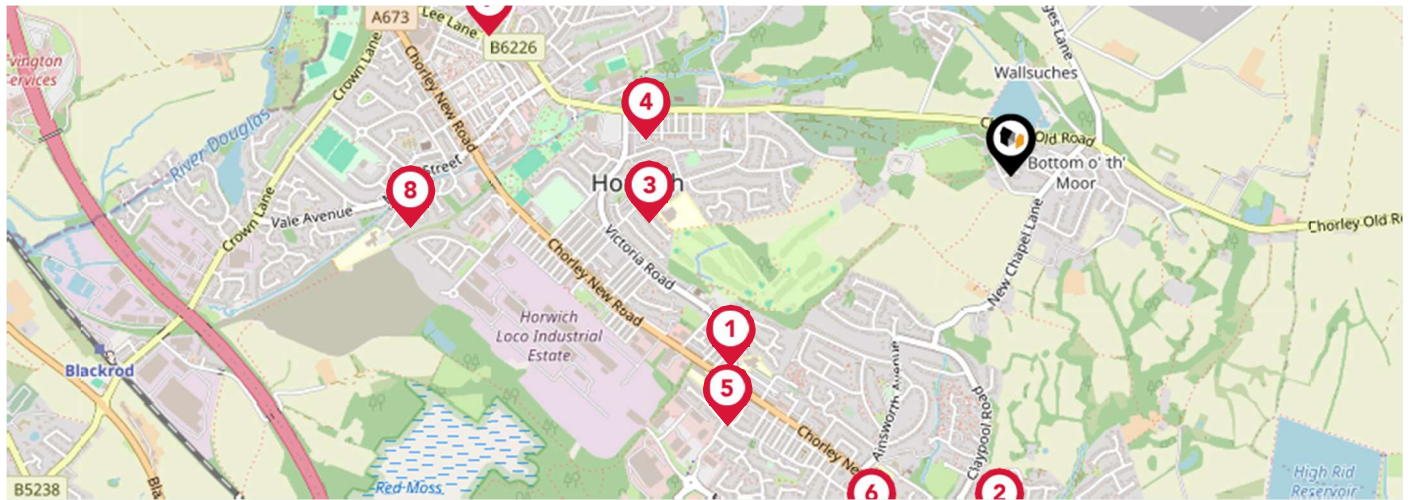
Property EPC - Additional Data



Additional EPC Data

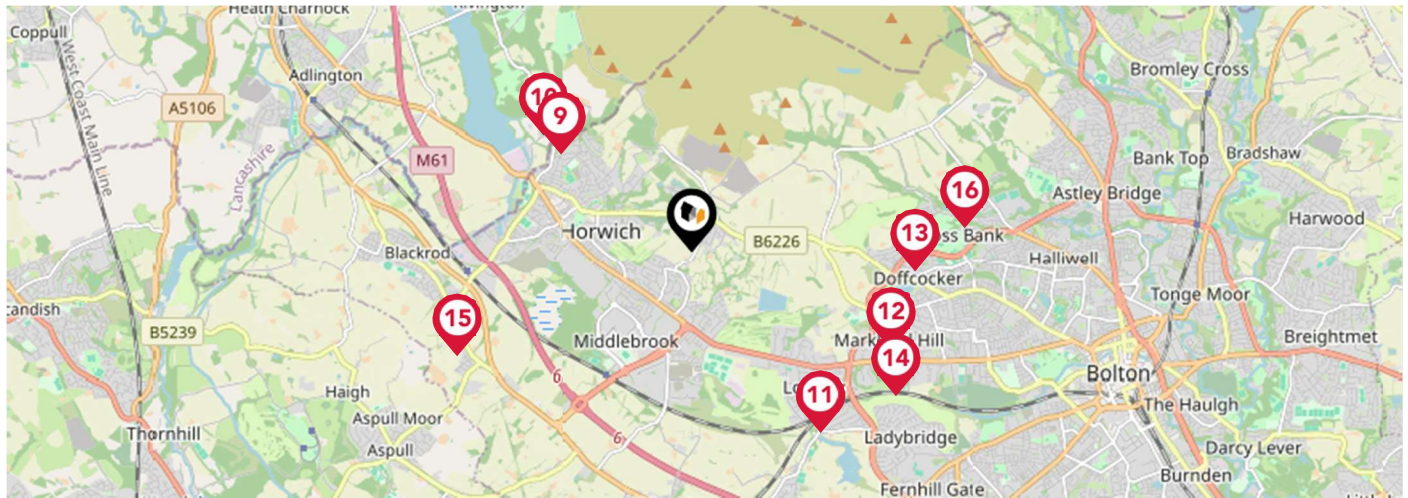
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
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:	135 m ²









Area Schools



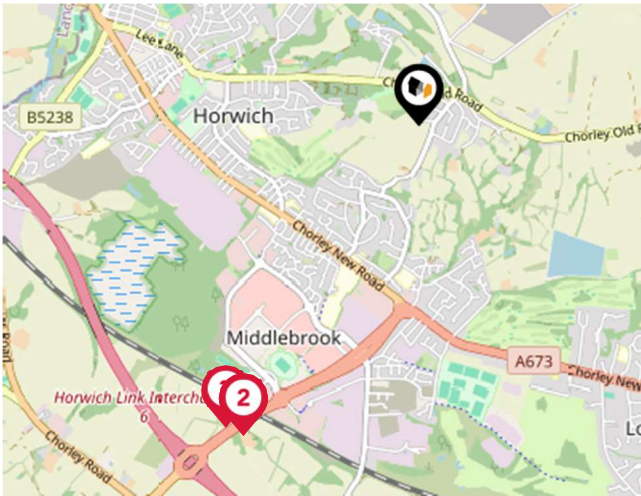
	Nursery	Primary	Secondary	College	Private
1 St Mary's RC Primary School Ofsted Rating: Good Pupils: 219 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Claypool Primary School Ofsted Rating: Good Pupils: 244 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Lever Park School Ofsted Rating: Good Pupils: 75 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Horwich Parish CofE Primary School Ofsted Rating: Good Pupils: 378 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Chorley New Road Primary Academy Ofsted Rating: Good Pupils:0 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Joseph's RC High School Ofsted Rating: Requires Improvement Pupils: 922 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Beacon Primary School Ofsted Rating: Inadequate Pupils: 215 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Catherine's CofE Primary School Ofsted Rating: Good Pupils: 235 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



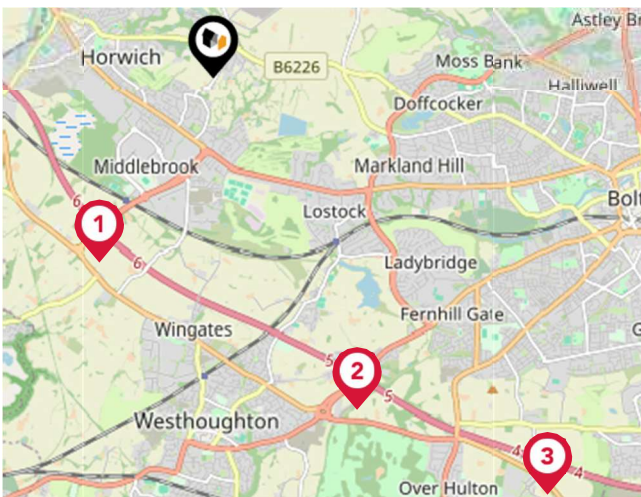
	Nursery	Primary	Secondary	College	Private
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 Cumberland School Ofsted Rating: Good Pupils: 47 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Primary School Ofsted Rating: Good Pupils: 209 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Markland Hill Primary School Ofsted Rating: Outstanding Pupils: 314 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Johnson Fold Community Primary School Ofsted Rating: Outstanding Pupils: 246 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Clevalands Prep School Ofsted Rating: Not Rated Pupils: 129 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Blackrod Primary School Ofsted Rating: Outstanding Pupils: 281 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter's Smithill's Dean Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



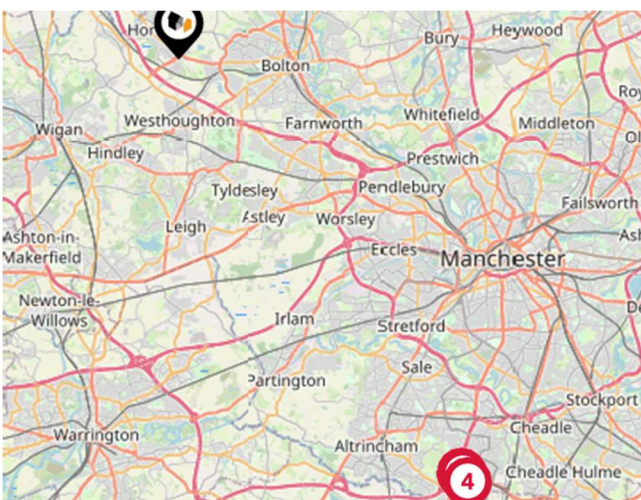
National Rail Stations

Pin	Name	Distance
1	Horwich Parkway Rail Station	1.56 miles
2	Horwich Parkway Rail Station	1.56 miles
3	Horwich Parkway	1.57 miles



Trunk Roads/Motorways

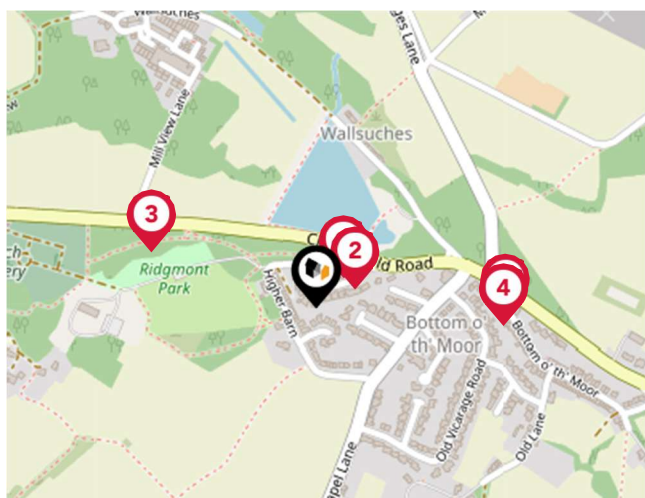
Pin	Name	Distance
1	M61 J6	1.91 miles
2	M61 J5	3.17 miles
3	M61 J4	4.69 miles
4	M65 J3	8.35 miles
5	M61 J8	6.57 miles



Airports/Helipads

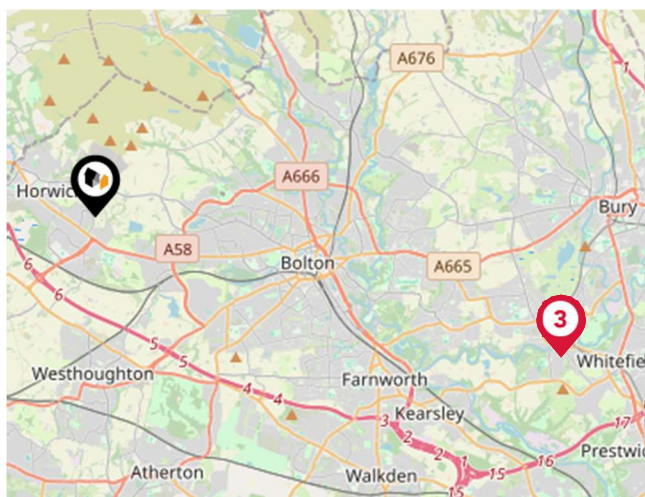
Pin	Name	Distance
1	Terminal Two Access	18.76 miles
2	Manchester Airport Terminal 2	18.8 miles
3	Terminal Two Access	18.8 miles
4	Terminal One Access	19.16 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ridgmont Close	0.05 miles
2	Ridgmont Close	0.05 miles
3	Mill View lane	0.19 miles
4	Georges Lane	0.21 miles
5	Georges Lane	0.21 miles



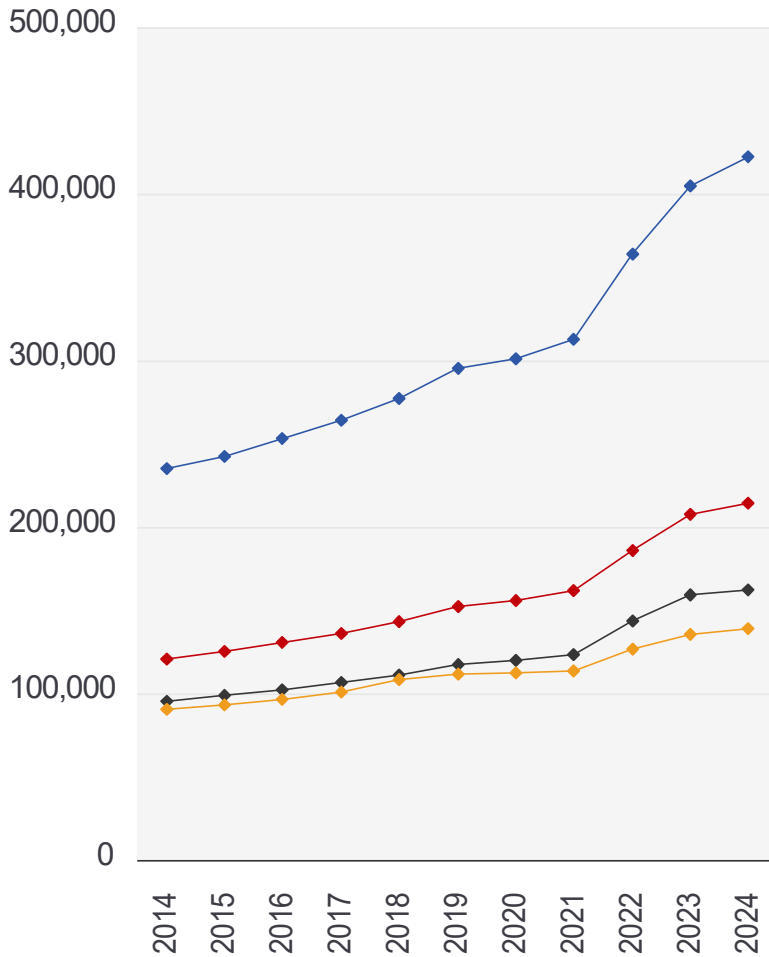
Local Connections

Pin	Name	Distance
1	Radcliffe Metrolink Station Entrance	8.56 miles
2	Radcliffe (Manchester Metrolink)	8.56 miles
3	Radcliffe (Manchester Metrolink)	8.56 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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