

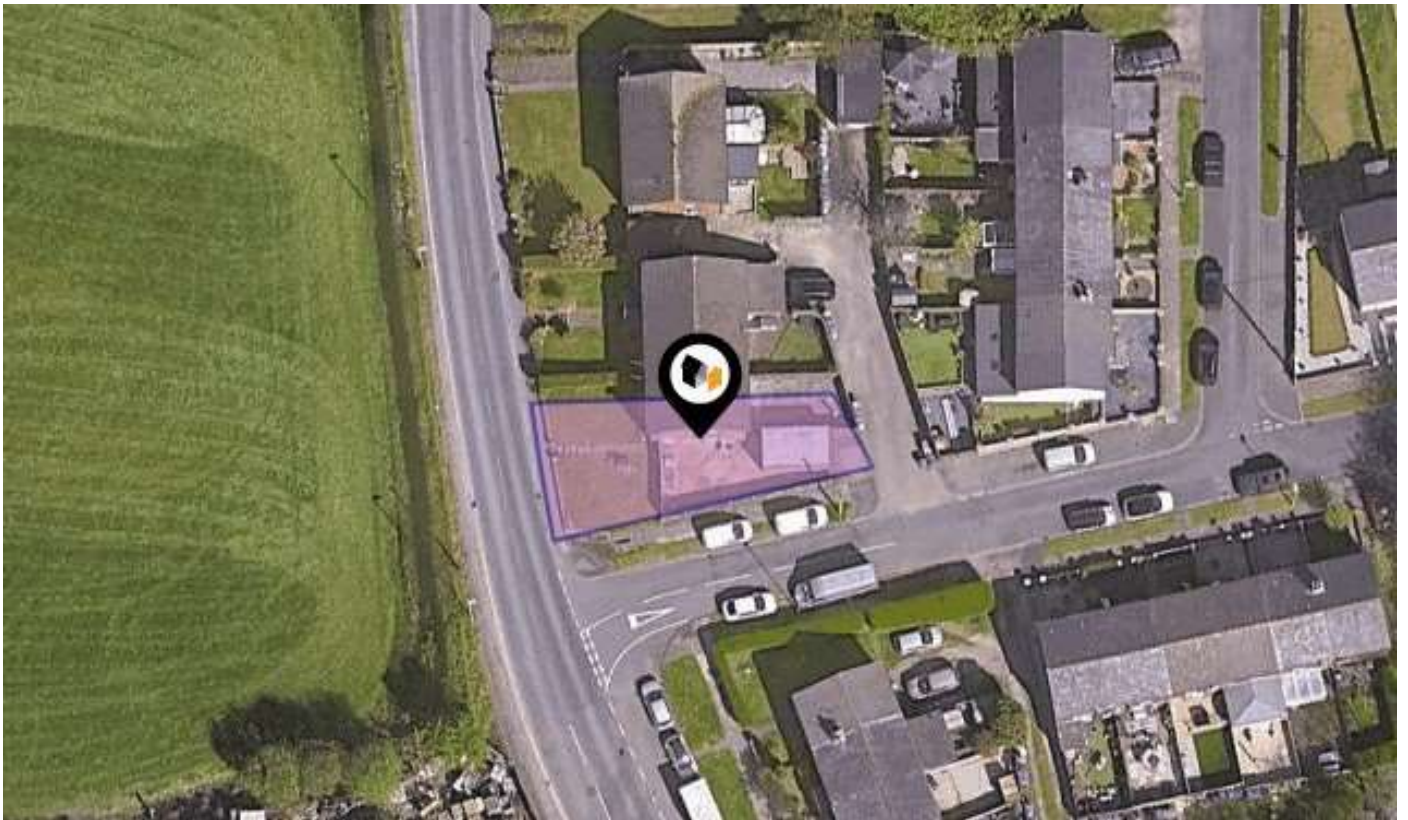


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



MOSS HALL ROAD, BURY, BL9 7JJ.

Offers Over: £185,000

Redpath Leach Estate Agents

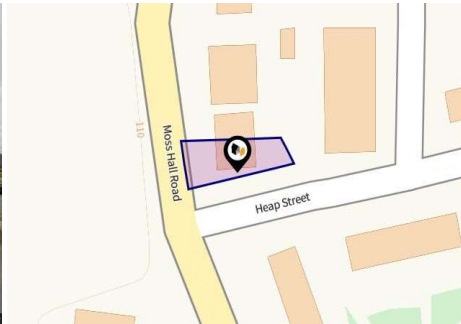
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk

Property Overview



Property

Type:	Semi-Detached	Offers Over:	£185,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,071		
Title Number:	GM442896		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	238 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



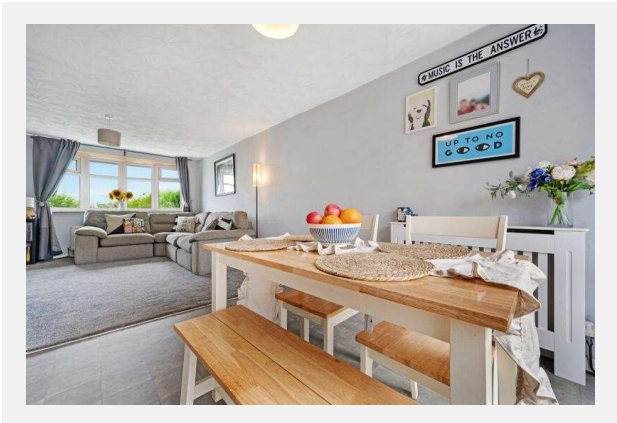
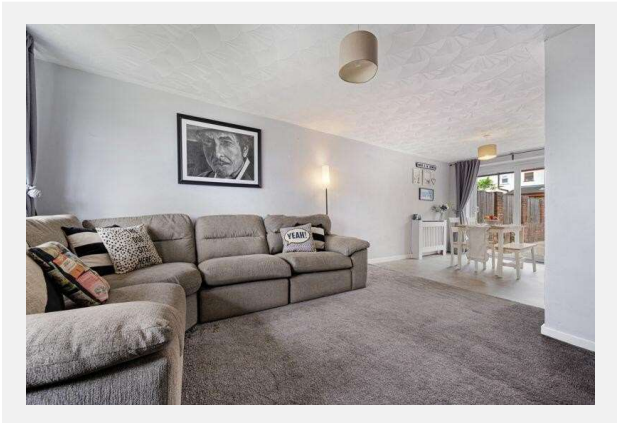
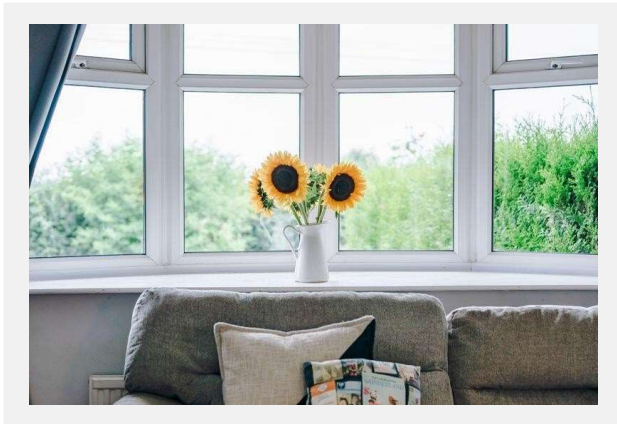
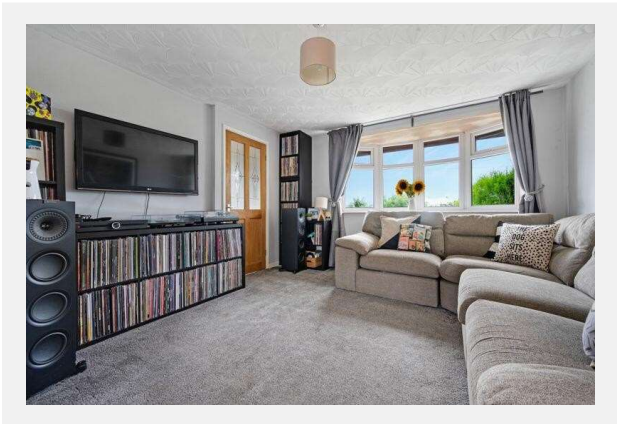
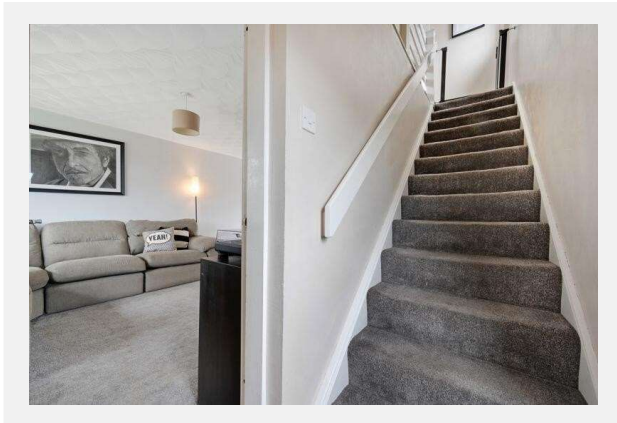
Planning History This Address



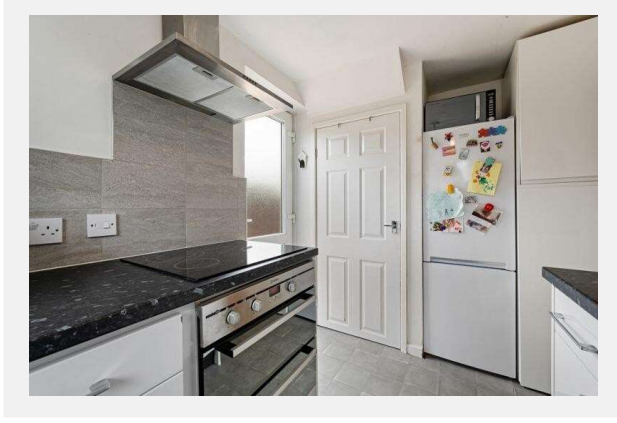
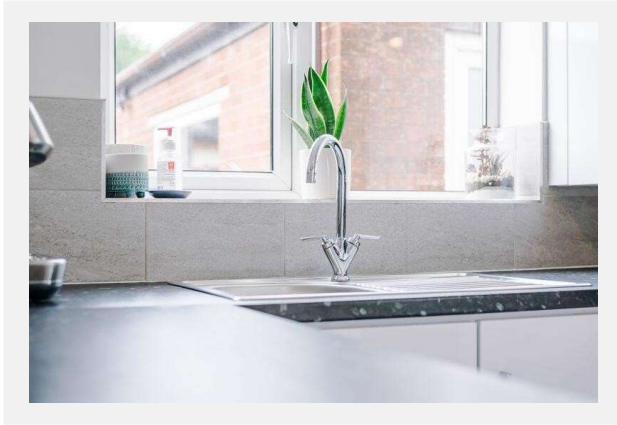
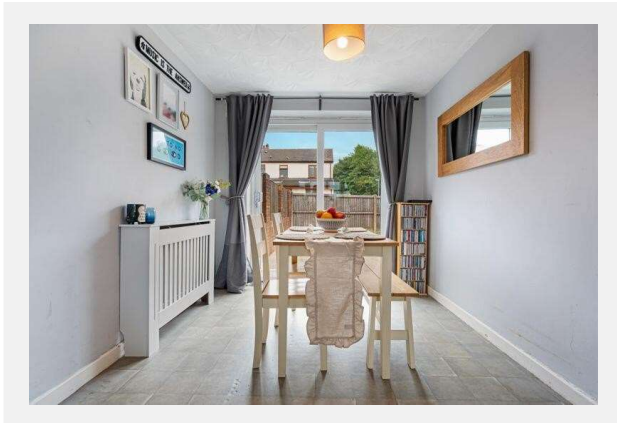
Planning records for: *Moss Hall Road, Bury, BL9*

Reference - 22/01464/HOUS
Decision: Awaiting decision
Date: 16th November 2022
Description: Two storey side extension including addition of front porch and canioy, alterations to existing fenestration, creation of two parking spaces and application of render to all elevations following demolition of existing garage - Resubmission of 22/01161/HOUS
Reference - 23/00552/DOC
Decision: Decided
Date: 25th May 2023
Description: Submission of details to comply with condition 4 (drainage) on planning permission 22/01464/HOUS

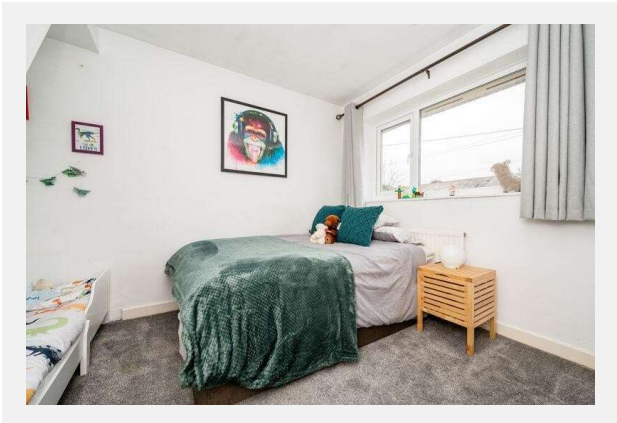
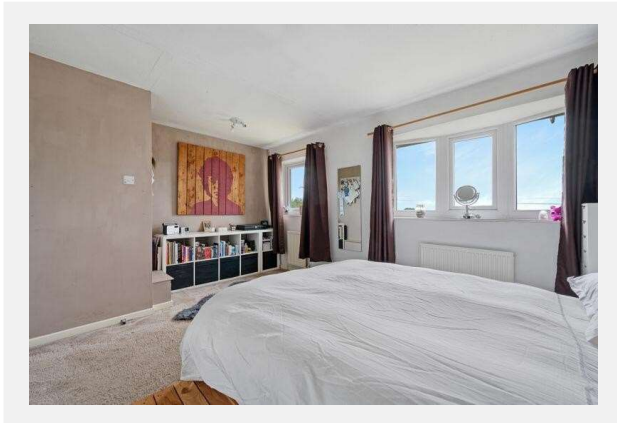
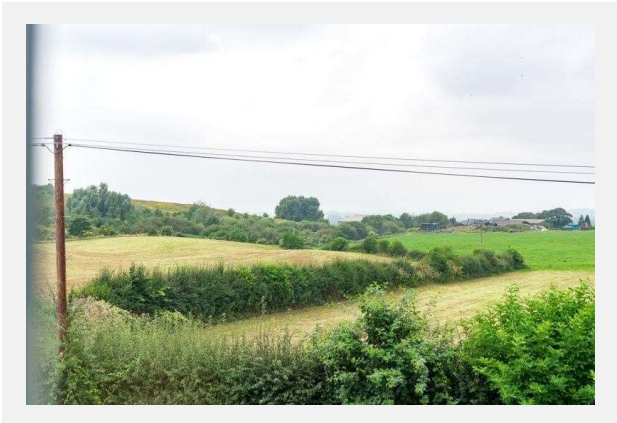
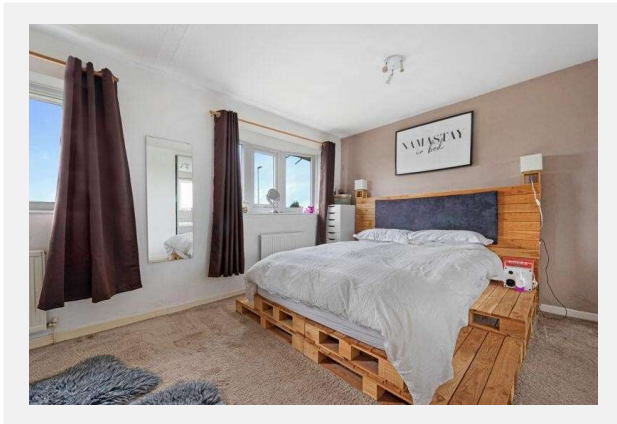
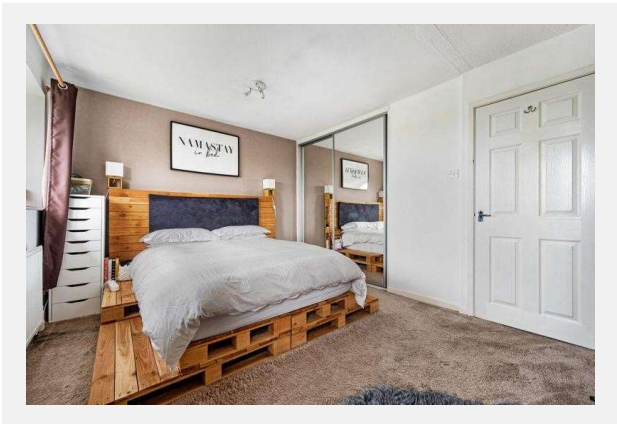
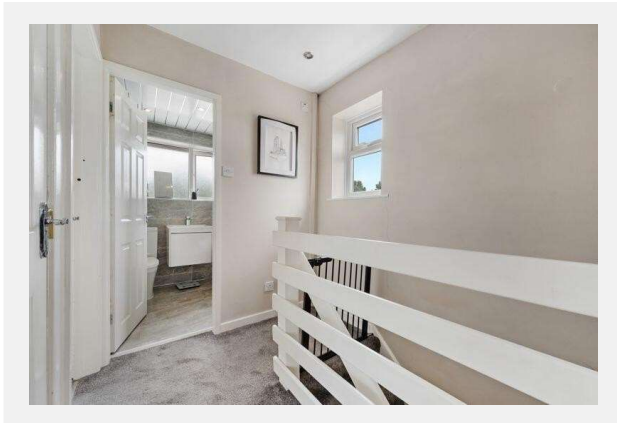
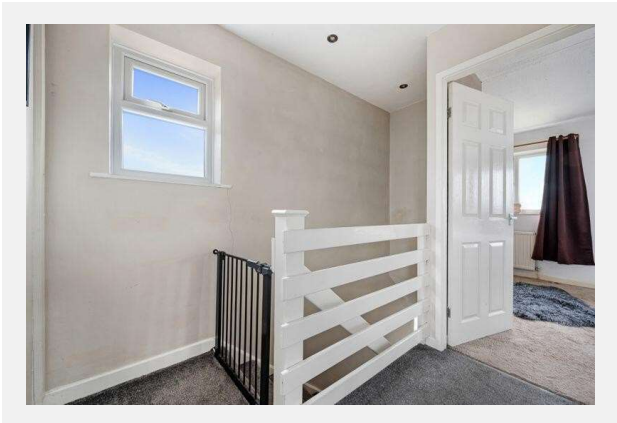
Gallery Photos



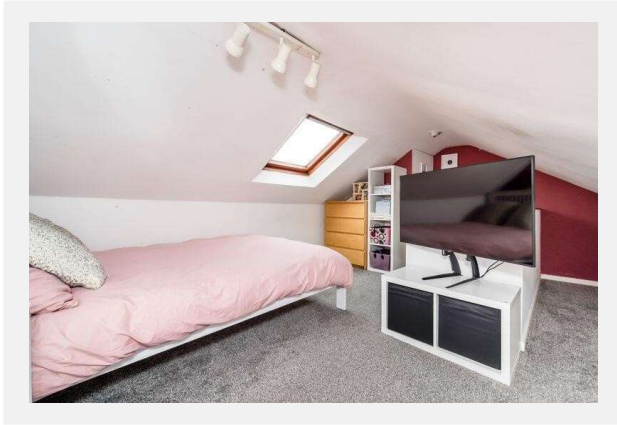
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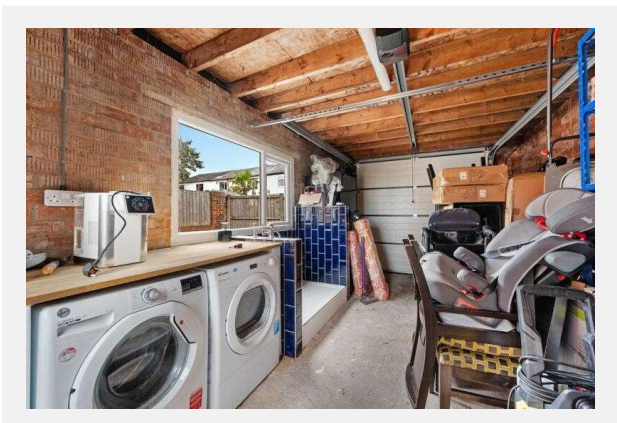
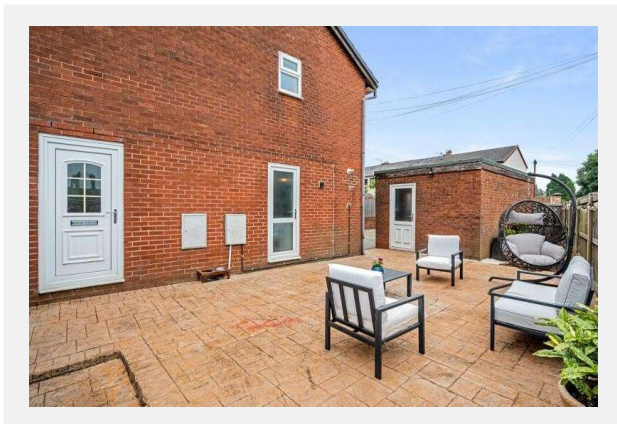
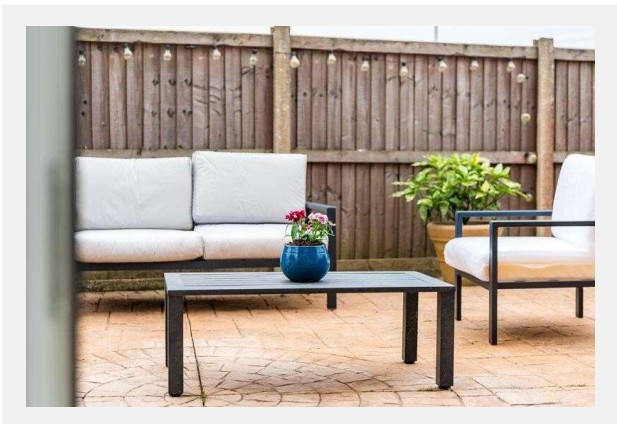
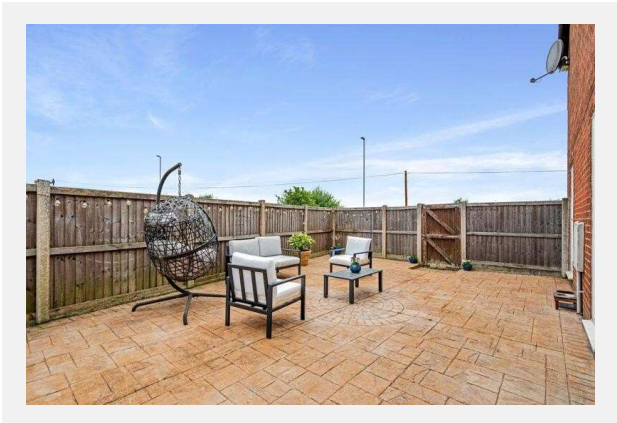
Gallery Photos



Gallery Photos



Gallery Photos

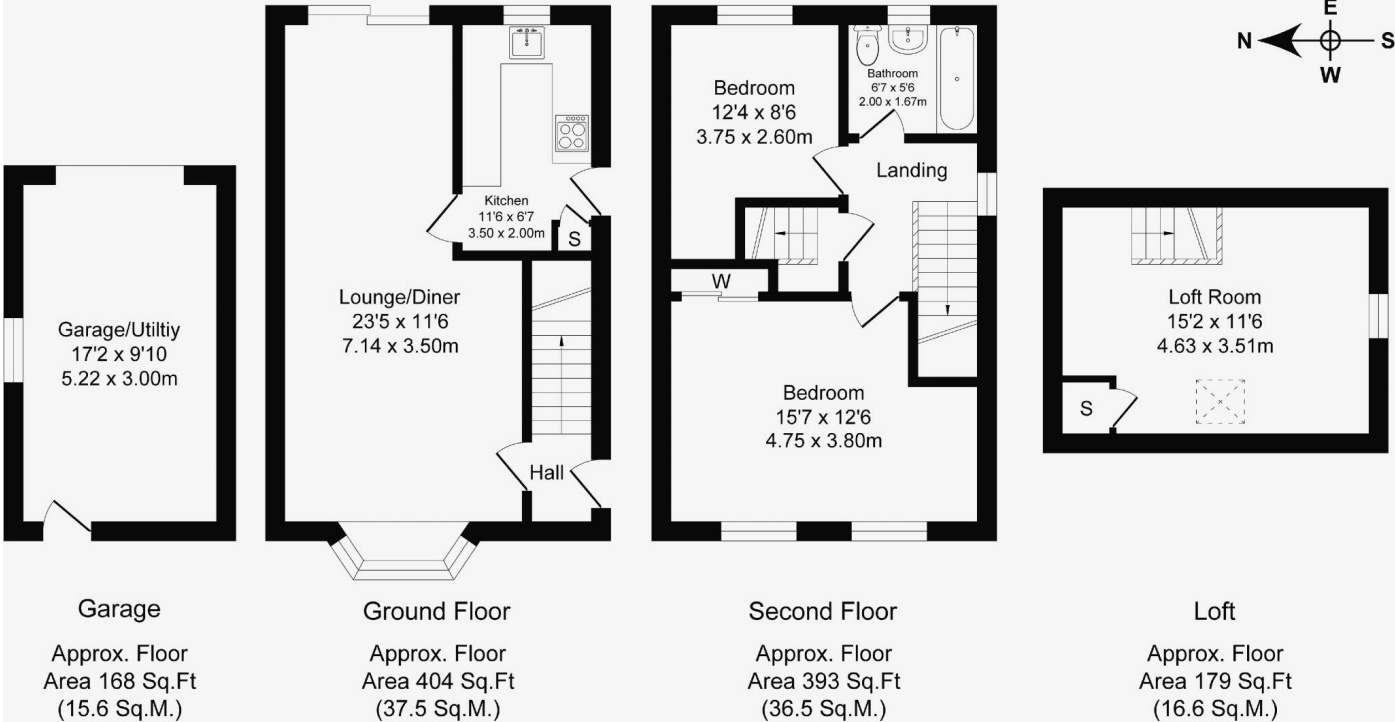




MOSS HALL ROAD, BURY, BL9 7JJ.

Total Approx. Floor Area 1144 Sq.ft. (106.2 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



Moss Hall Road, BL9

Energy rating

C

Valid until 04.06.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

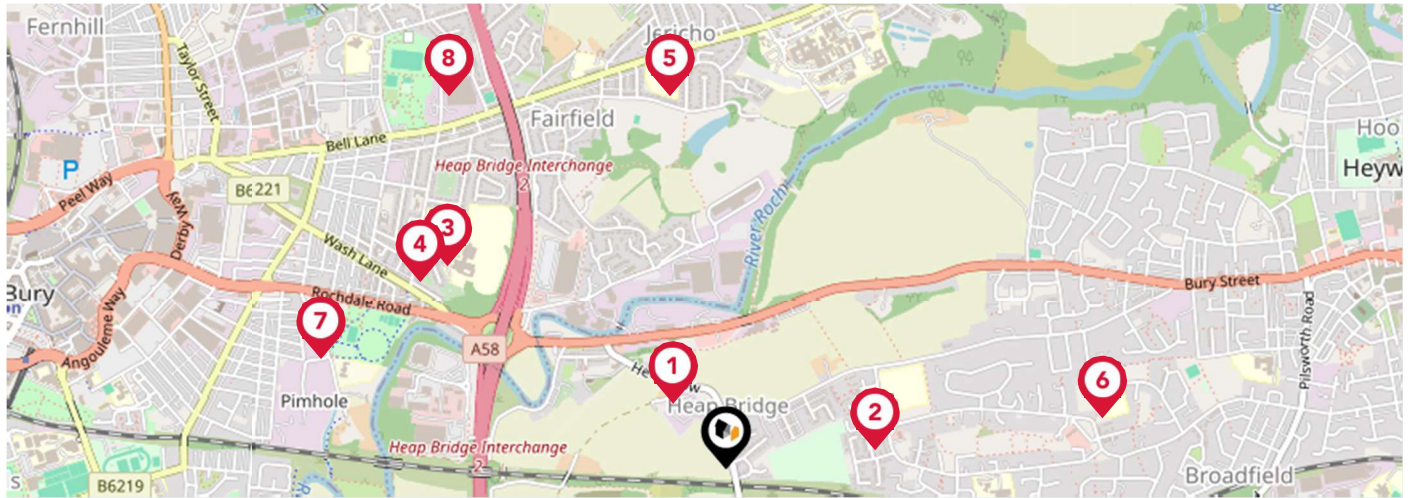
Property EPC - Additional Data



Additional EPC Data

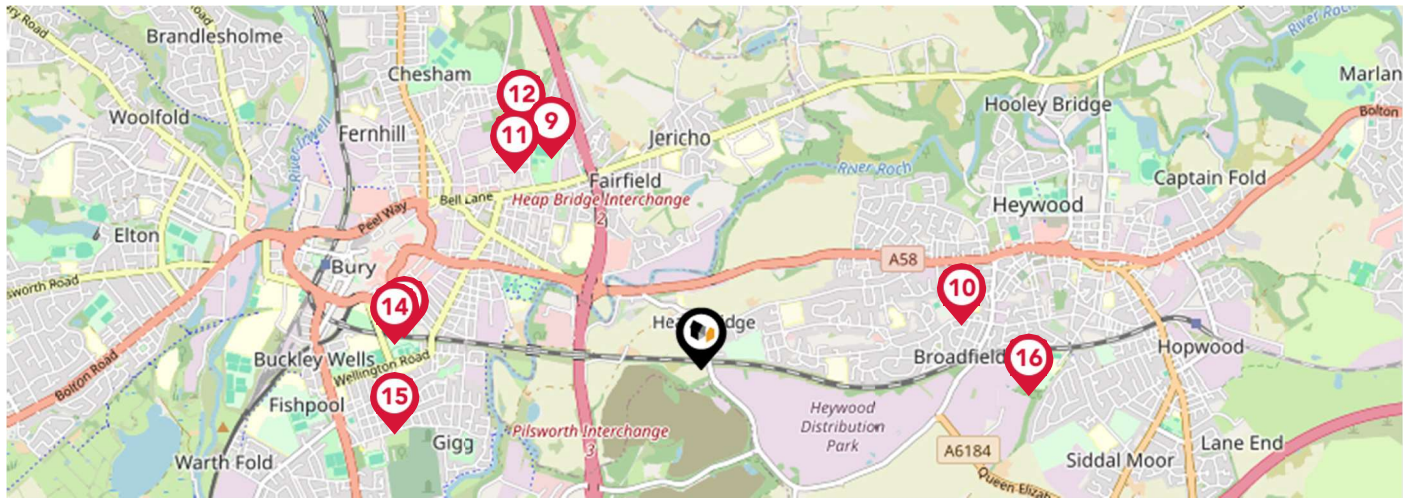
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 m ²









Area Schools



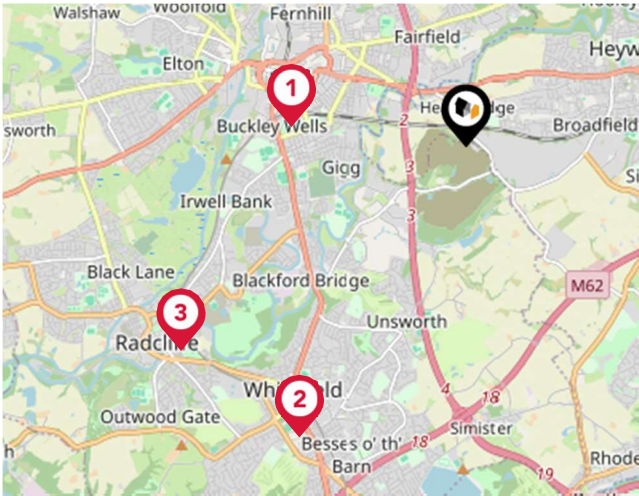
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	Heap Bridge Village Primary School Ofsted Rating: Good Pupils: 174 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady & St Paul's RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 220 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazel Wood High School Ofsted Rating: Good Pupils: 728 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Ward Community Primary School Ofsted Rating: Good Pupils: 464 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairfield Community Primary School Ofsted Rating: Good Pupils: 251 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Margaret's Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas Church of England Primary School Ofsted Rating: Outstanding Pupils: 440 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hoyle Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance:1.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



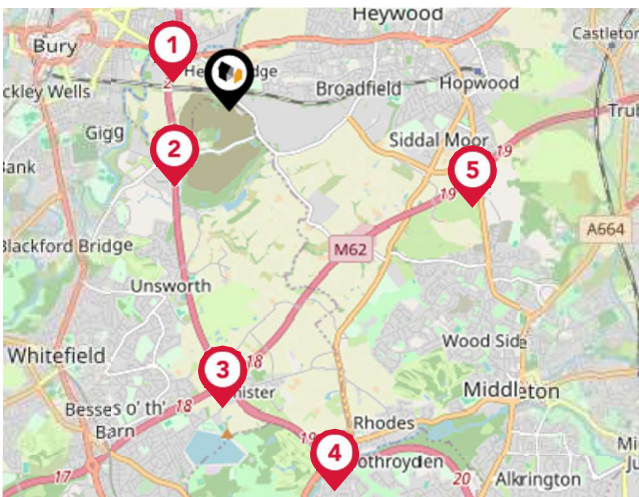
	Nursery	Primary	Secondary	College	Private
 Cambian Chesham House School Ofsted Rating: Good Pupils: 13 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Woodland Community Primary School Ofsted Rating: Good Pupils: 567 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Paul's Church of England Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph and St Bede RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 340 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Trinity Primary School Ofsted Rating: Good Pupils: 237 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Marie's Roman Catholic Primary School, Bury Ofsted Rating: Outstanding Pupils: 243 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Luke's CofE Primary School Ofsted Rating: Good Pupils: 482 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Roman Catholic Primary School Rochdale, a Voluntary Academy Ofsted Rating: Good Pupils:0 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



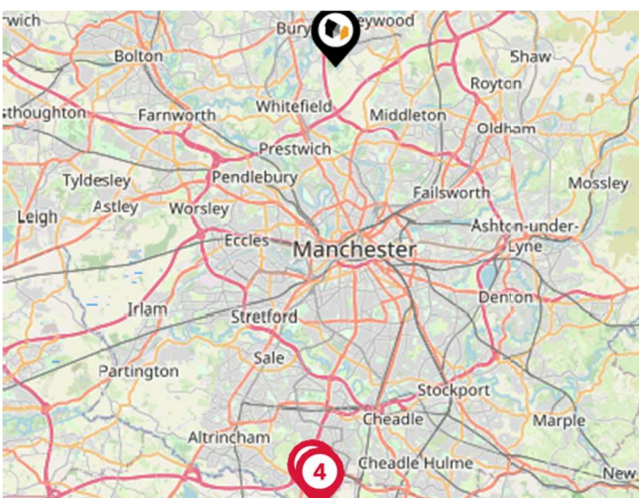
National Rail Stations

Pin	Name	Distance
1	Bury Interchange (Metrolink)	1.55 miles
2	Whitefield (Metrolink)	2.94 miles
3	Radcliffe (Metrolink)	3.09 miles



Trunk Roads/Motorways

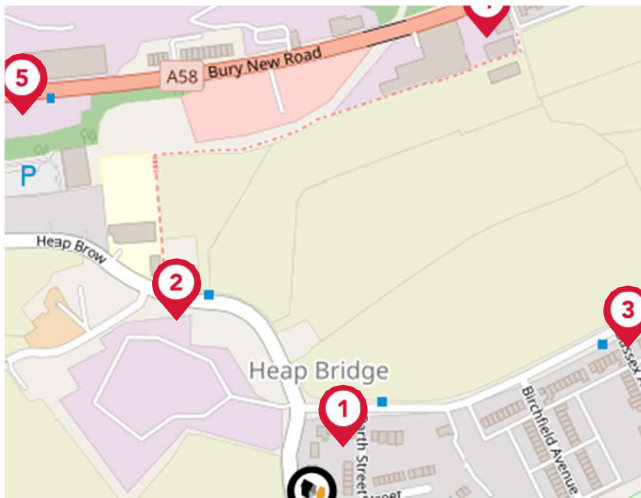
Pin	Name	Distance
1	M66 J2	0.56 miles
2	M66 J3	0.82 miles
3	M60 J18	2.61 miles
4	M60 J19	3.46 miles
5	M62 J19	2.3 miles



Airports/Helipads

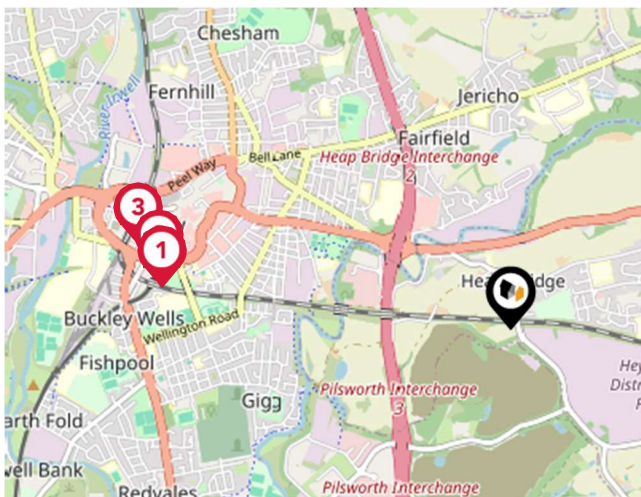
Pin	Name	Distance
1	Terminal Two Access	15.29 miles
2	Manchester Airport Terminal 2	15.31 miles
3	Manchester Airport Terminal 1	15.6 miles
4	Terminal One Access	15.62 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Parth Street	0.05 miles
2	Heap Bridge Primary School	0.14 miles
3	Sussex Avenue	0.2 miles
4	Prettywood	0.29 miles
5	Heap Brow	0.28 miles



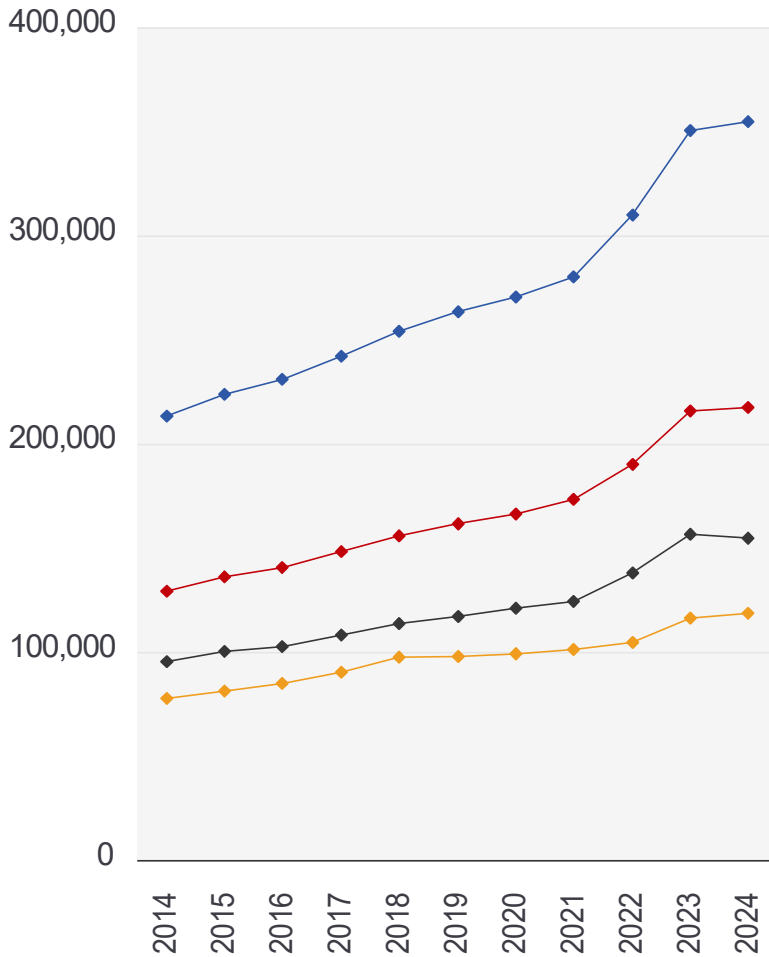
Local Connections

Pin	Name	Distance
1	Bury (Manchester Metrolink)	1.55 miles
2	Bury Interchange (Manchester Metrolink)	1.57 miles
3	Bury Bolton Street (East Lancashire Railway)	1.68 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in BL9



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%



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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