



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



SANCTUARY MEWS, BROMLEY CROSS, BOLTON, BL7 9GD.

Offers Over: £170,000

Redpath Leach Estate Agents

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Property Overview



Property

Type:	Flat / Maisonette	Offers Over:	£170,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	559 ft ² / 52 m ²	Start Date:	16/12/2021
Plot Area:	0.05 acres	End Date:	24/06/3020
Council Tax :	Band A	Lease Term:	999 years from 24 June 2021
Annual Estimate:	£1,432	Term Remaining:	996 years
Title Number:	MAN394559		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	35 mb/s	1000 mb/s

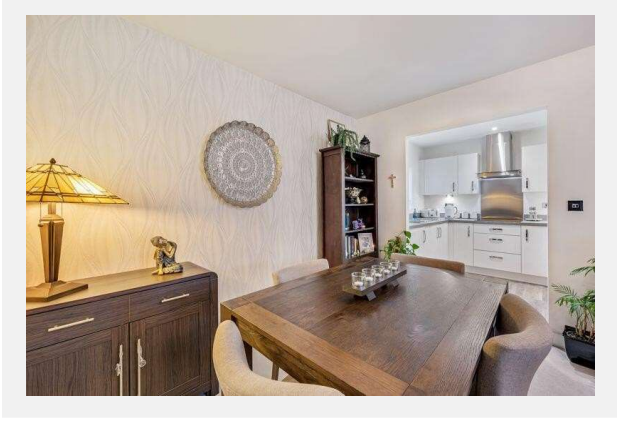
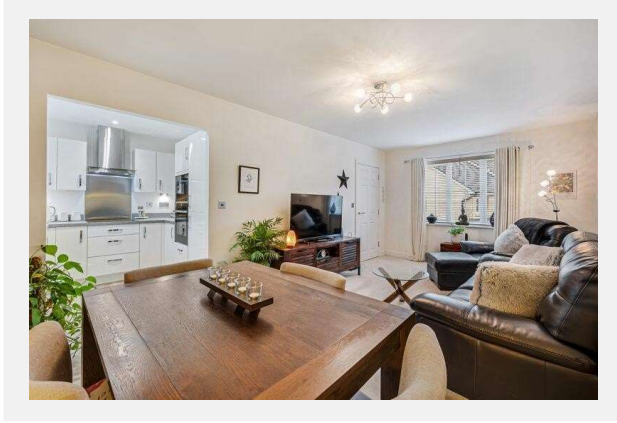
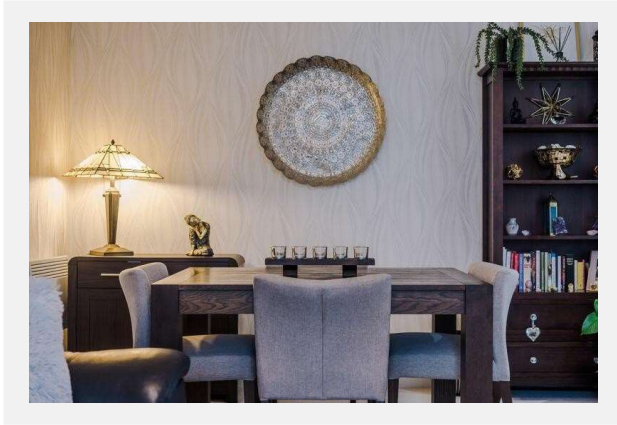
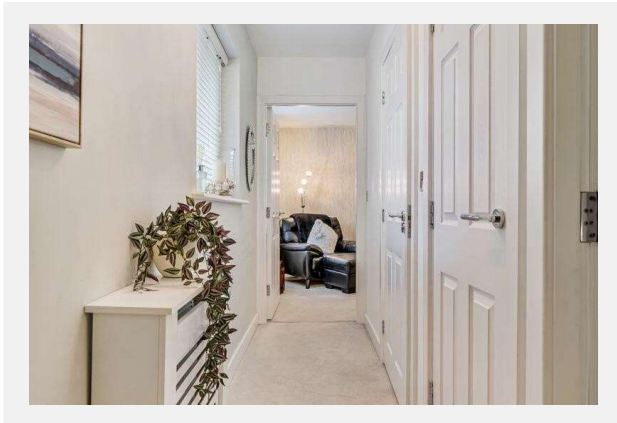
Mobile Coverage:
(based on calls indoors)



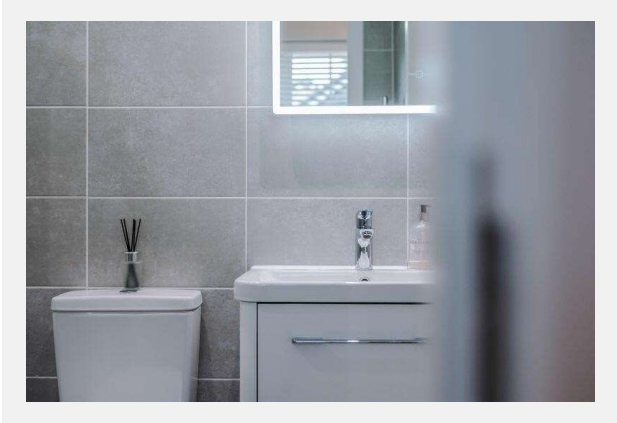
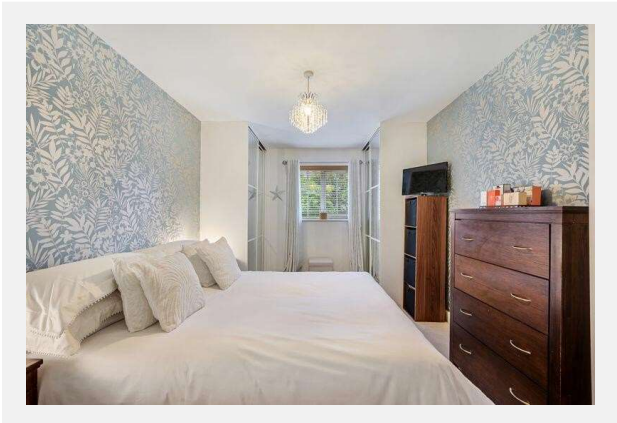
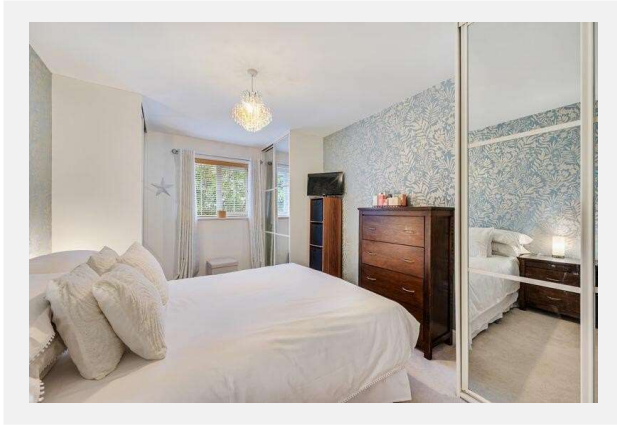
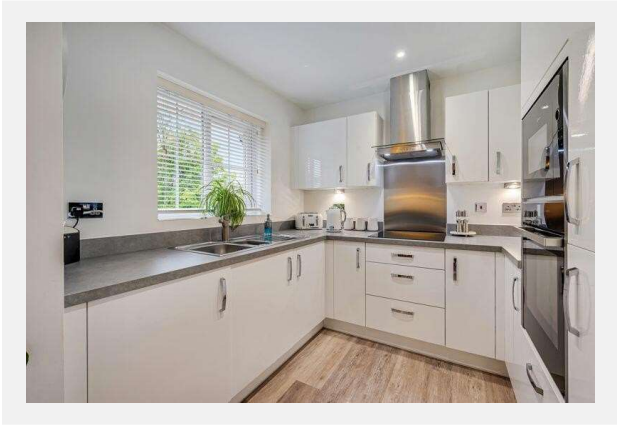
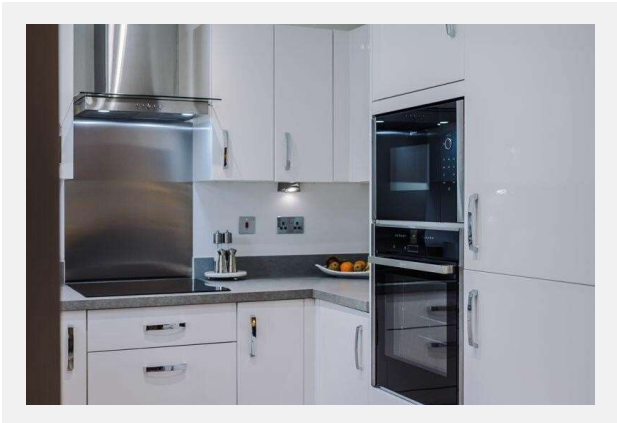
Satellite/Fibre TV Availability:



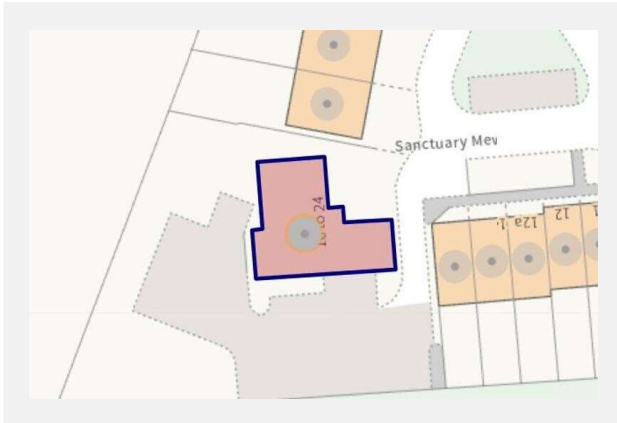
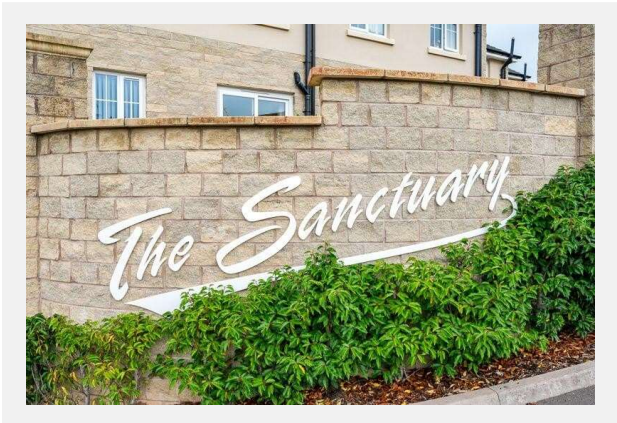
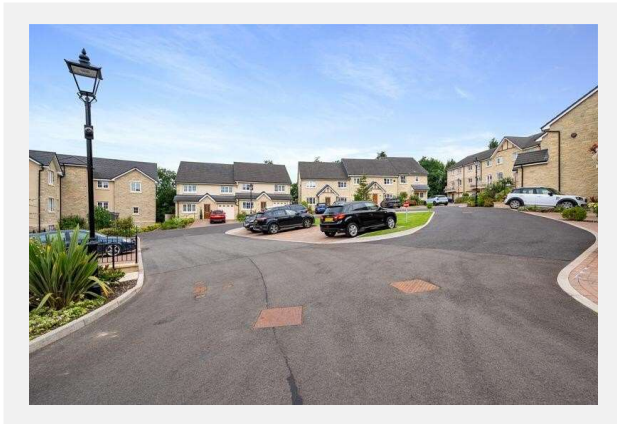
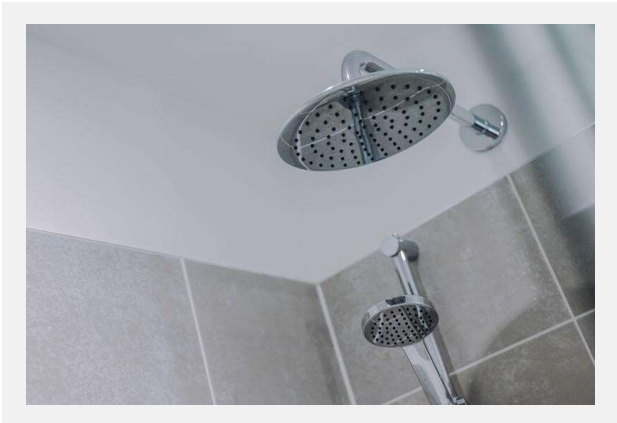
Gallery Photos



Gallery Photos



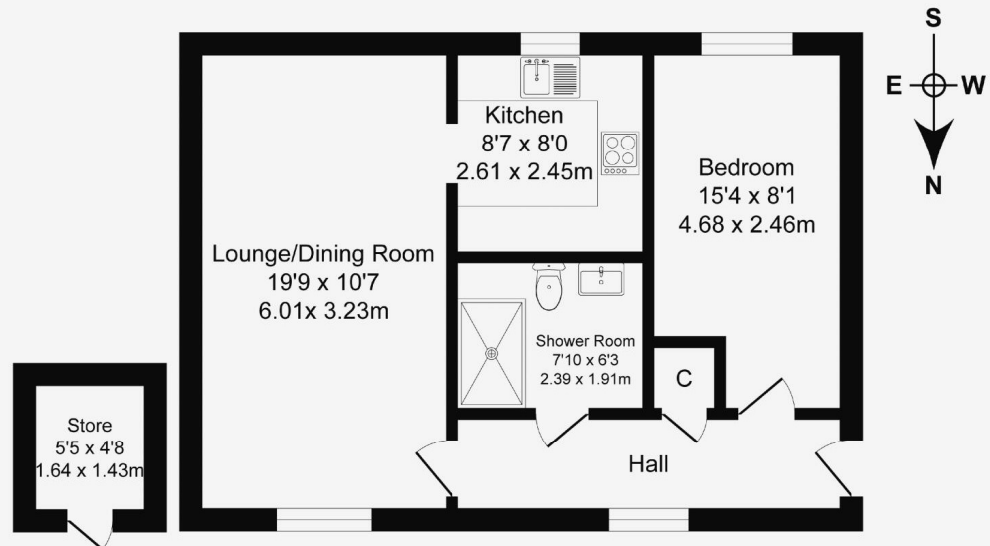
Gallery Photos



SANCTUARY MEWS, BROMLEY CROSS, BOLTON, BL7 9GD.

Total Approx. Floor Area 570 Sq.ft. (53.1 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.



Outbuilding

Approx. Floor
Area 24 Sq.Ft
(2.3 Sq.M.)

Approx. Floor
Area 545 Sq.Ft
(50.7 Sq.M.)

Property EPC - Certificate



Bromley Cross, BL7

Energy rating

C

Valid until 27.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

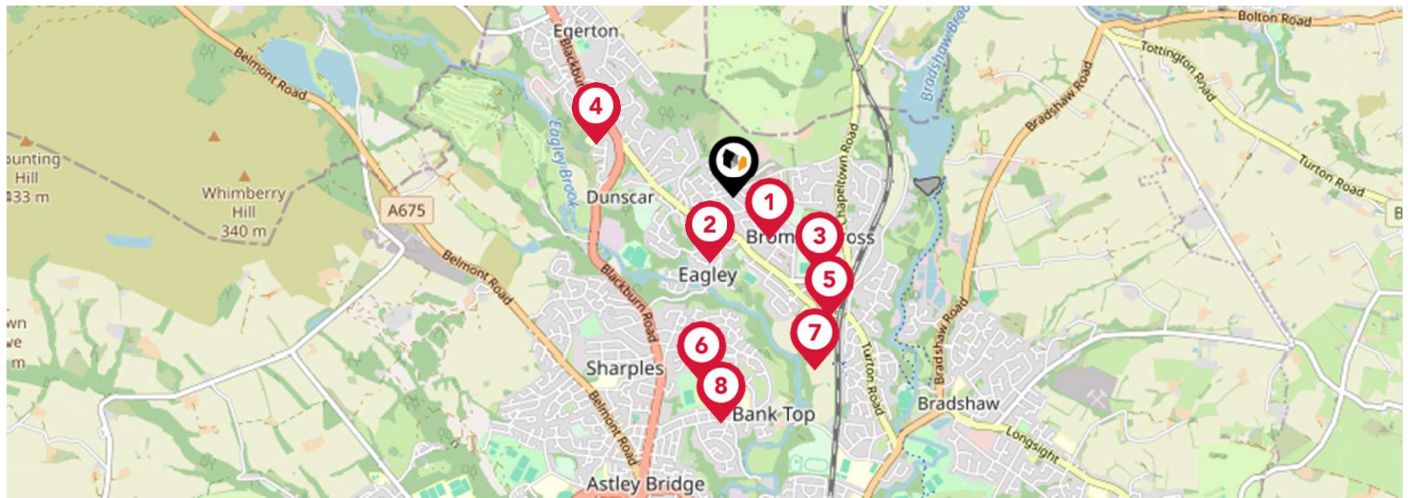
Property EPC - Additional Data











Additional EPC Data

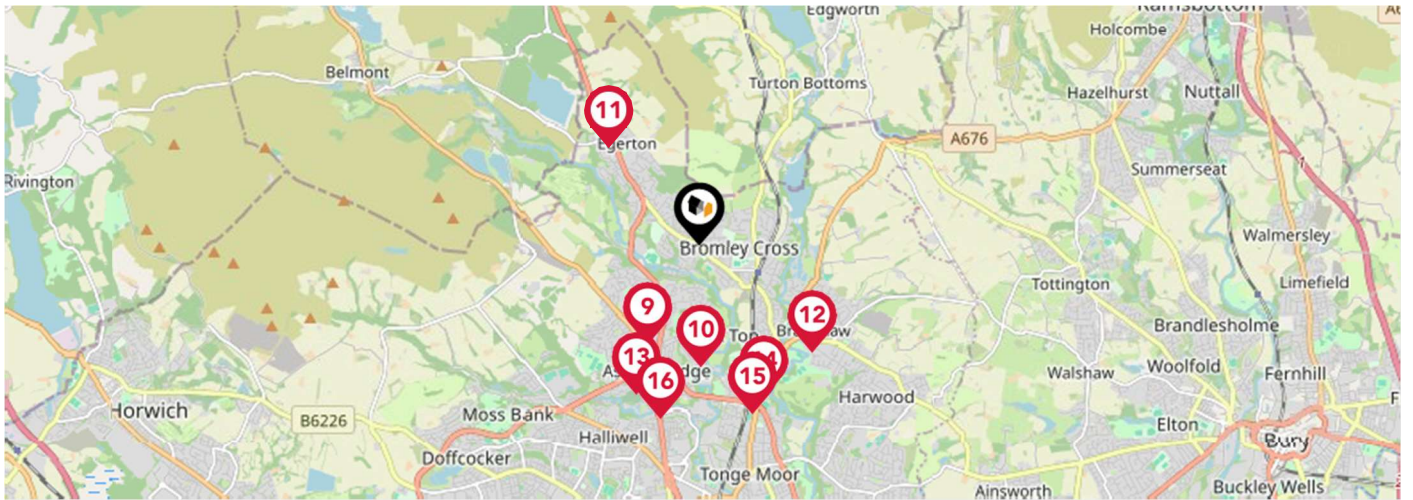
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	3
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	52 m ²









Area Schools



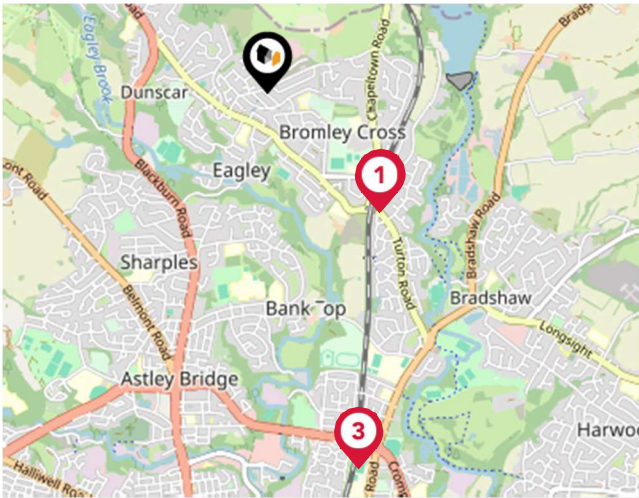
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	Eagley Infant School Ofsted Rating: Good Pupils: 200 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John the Evangelist RC Primary School, Bromley Cross, Bolton Ofsted Rating: Good Pupils: 183 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagley Junior School Ofsted Rating: Good Pupils: 232 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walmsley CofE Primary School Ofsted Rating: Requires improvement Pupils: 344 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turton School Ofsted Rating: Good Pupils: 1619 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Oaks Primary School Ofsted Rating: Good Pupils: 219 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birtenshaw School Bolton Ofsted Rating: Good Pupils: 103 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sharples School Ofsted Rating: Good Pupils: 1209 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



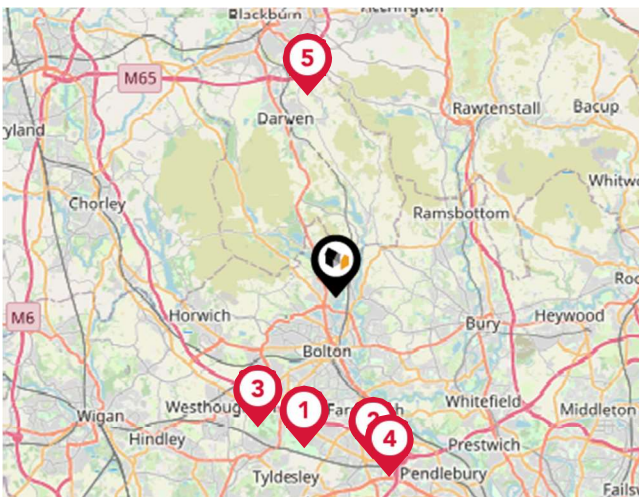
		Nursery	Primary	Secondary	College	Private
	High Lawn Primary School Ofsted Rating: Good Pupils: 486 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sharples Primary School Ofsted Rating: Good Pupils: 260 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Egerton Primary School Ofsted Rating: Good Pupils: 211 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Maxentius CofE Primary School Ofsted Rating: Good Pupils: 186 Distance:1.37	<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: 203 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Canon Slade School Ofsted Rating: Requires improvement Pupils: 1753 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Columba's RC Primary School Ofsted Rating: Good Pupils: 238 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 263 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



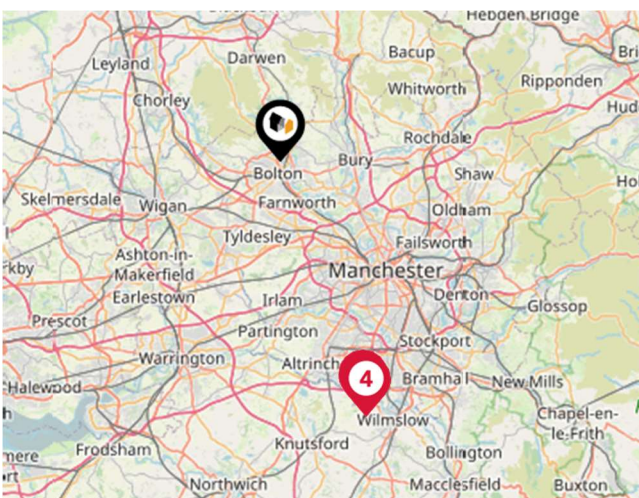
National Rail Stations

Pin	Name	Distance
1	Bromley Cross	0.72 miles
2	Bromley Cross Rail Station	0.72 miles
3	Hall I'Th' Wood	1.7 miles



Trunk Roads/Motorways

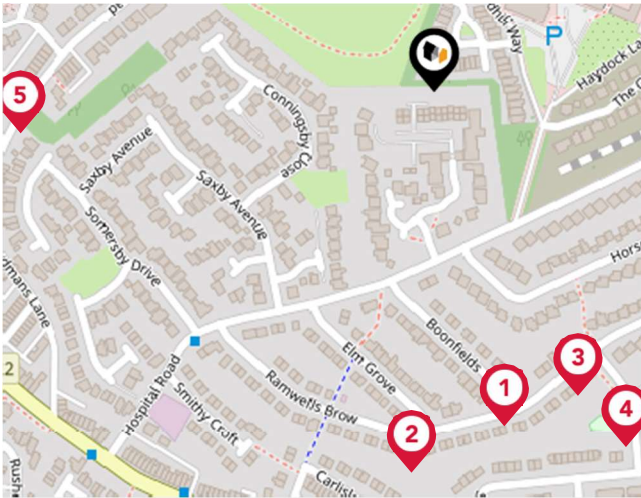
Pin	Name	Distance
1	M61 J4	5.41 miles
2	M61 J3	5.83 miles
3	M61 J5	5.33 miles
4	M61 J2	6.54 miles
5	M65 J5	7.16 miles



Airports/Helipads

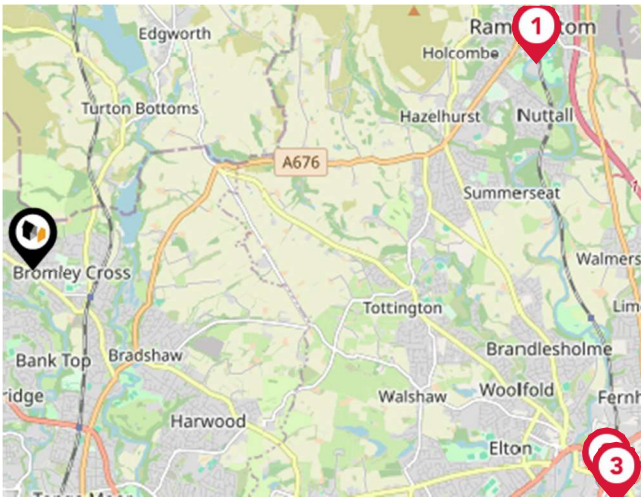
Pin	Name	Distance
1	Manchester Airport Terminal 2	18.56 miles
2	Terminal Two Access	18.56 miles
3	Manchester Airport Terminal 1	18.93 miles
4	Terminal One Access	18.95 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Boonfields	0.19 miles
2	Ramwells Brow	0.21 miles
3	Ramwells Brow (to def rte)	0.19 miles
4	Stonesteads Drive	0.22 miles
5	Cox Green Road	0.23 miles



Local Connections

Pin	Name	Distance
1	Ramsbottom (East Lancashire Railway)	4.79 miles
2	Bury Bolton Street (East Lancashire Railway)	5.41 miles
3	Bury Interchange (Manchester Metrolink)	5.54 miles



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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