

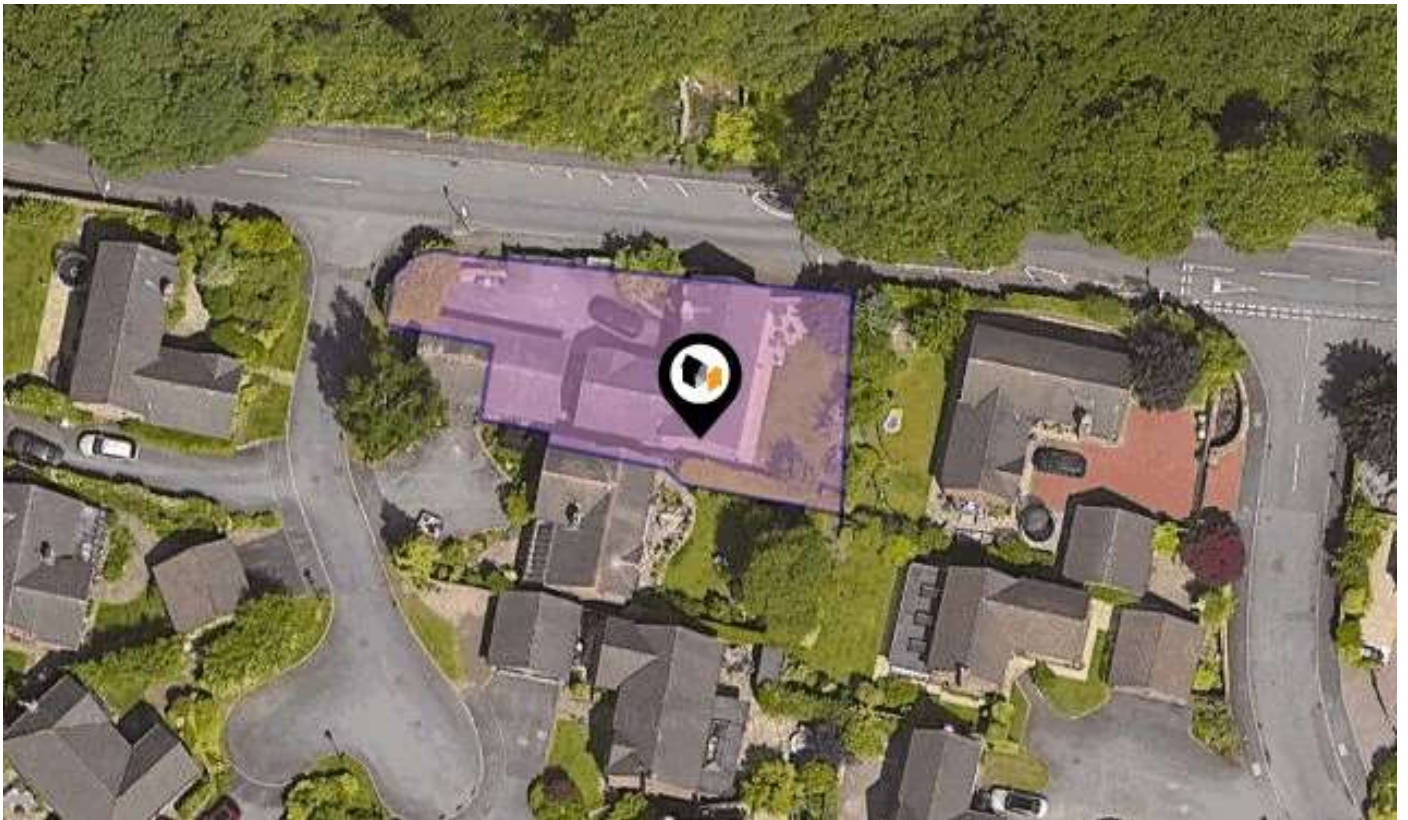


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



SMITHILLS CROFT ROAD, BOLTON, BL1 6TX.

Offers Over: £650,000

Redpath Leach Estate Agents

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

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

# Property Overview



## Property

Type:	Detached	Offers Over:	£650,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,217 ft <sup>2</sup> / 206 m <sup>2</sup>		
Plot Area:	0.13 acres		
Year Built :	1996		
Council Tax :	Band G		
Annual Estimate:	£3,579		
Title Number:	GM774083		

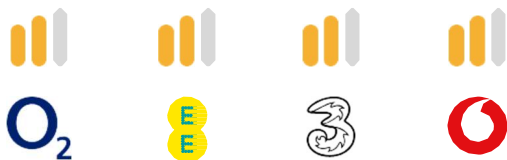
## Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:			
◆ Rivers & Seas	Medium	24	1000
◆ Surface Water	Medium	mb/s	mb/s



Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



## Multiple Freehold Title Plans Detected

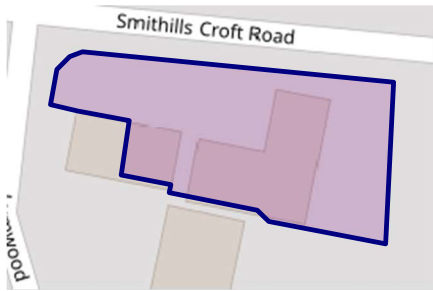
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GM595367

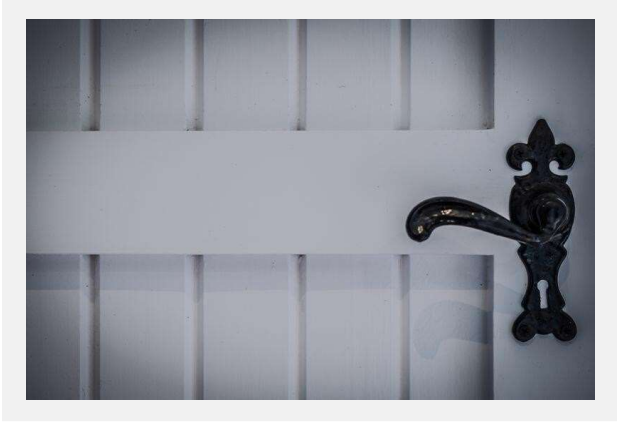
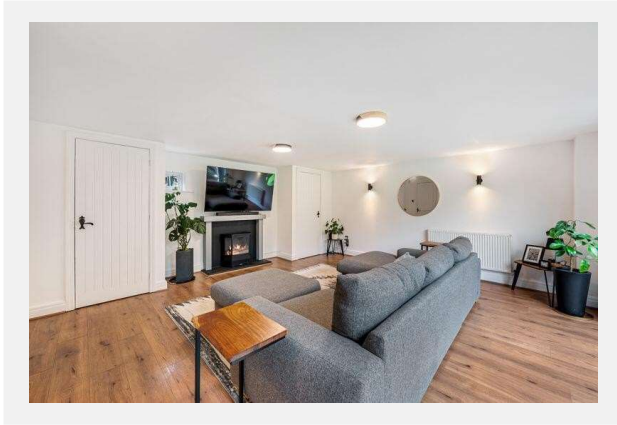
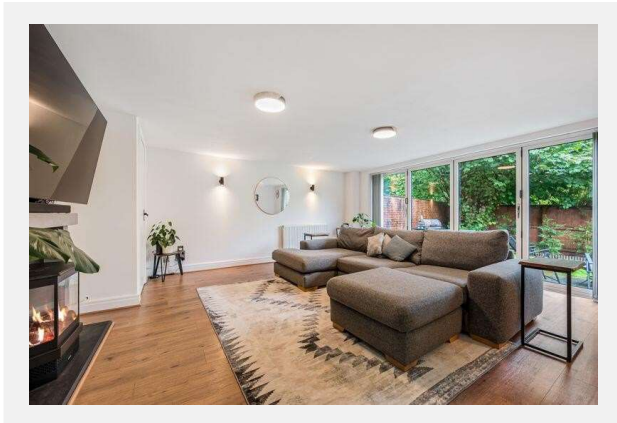
## Multiple Freehold Title Plans Detected

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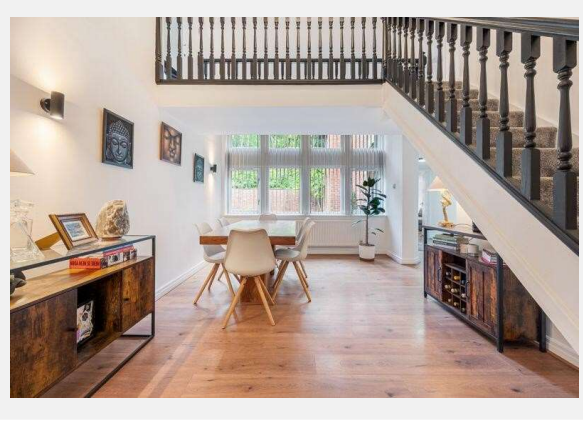
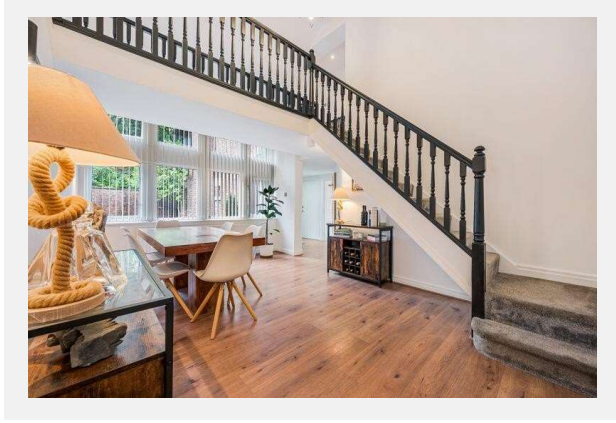
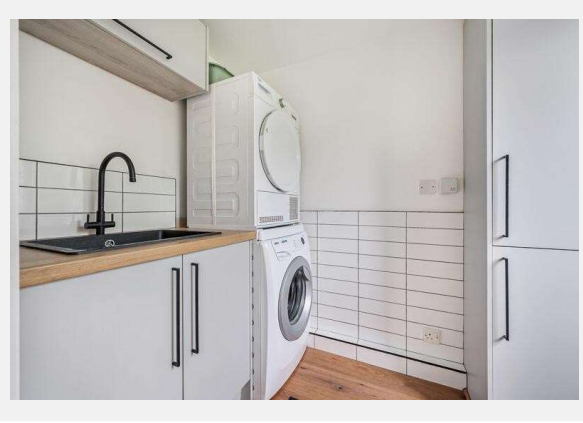
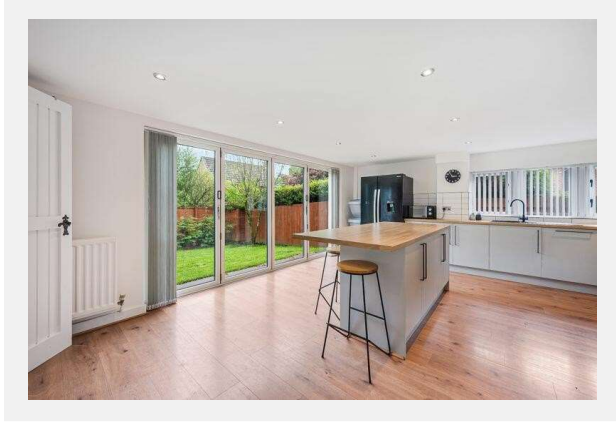
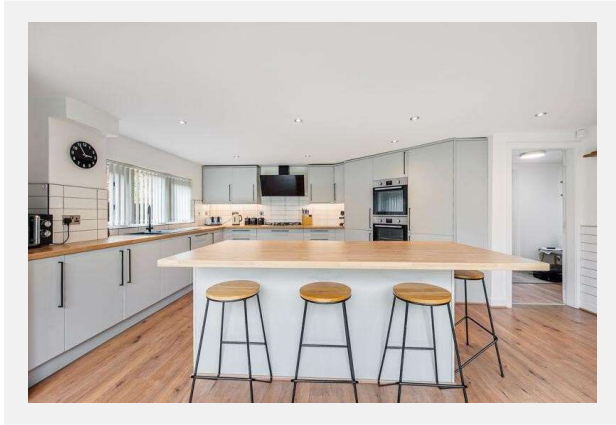
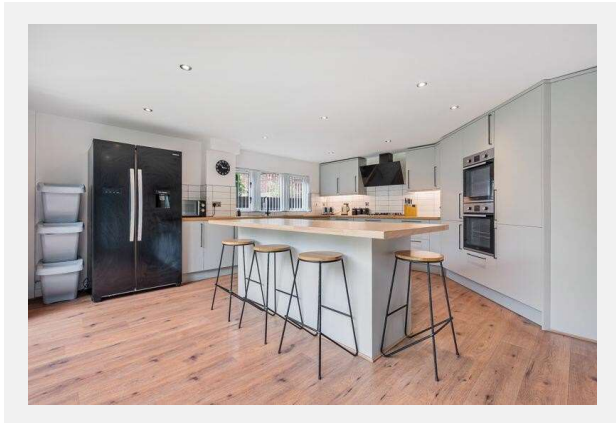


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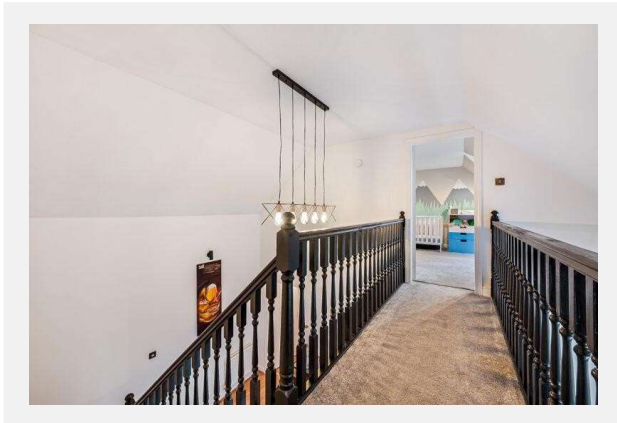
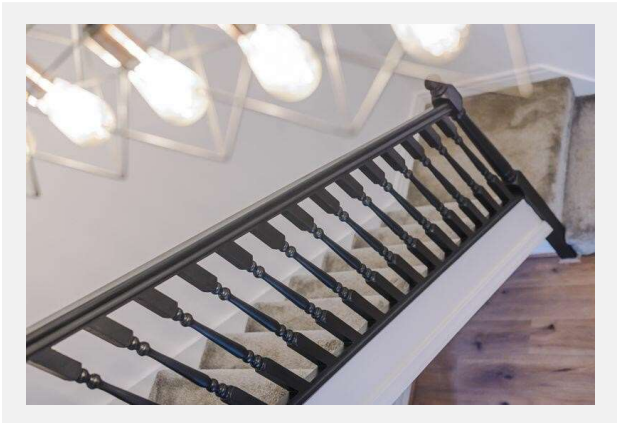
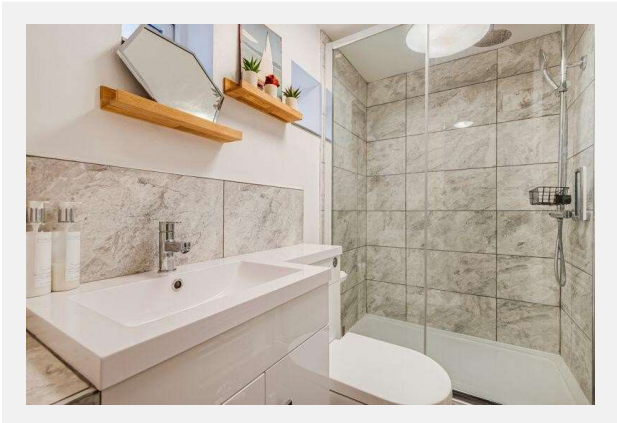
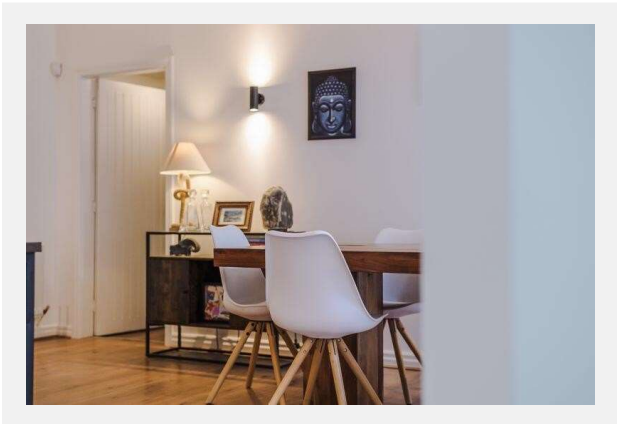
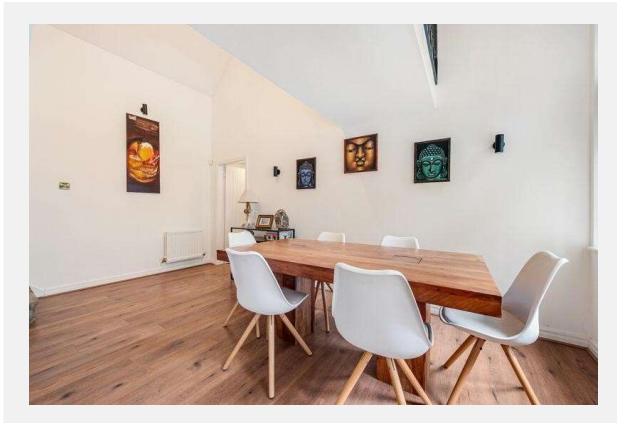
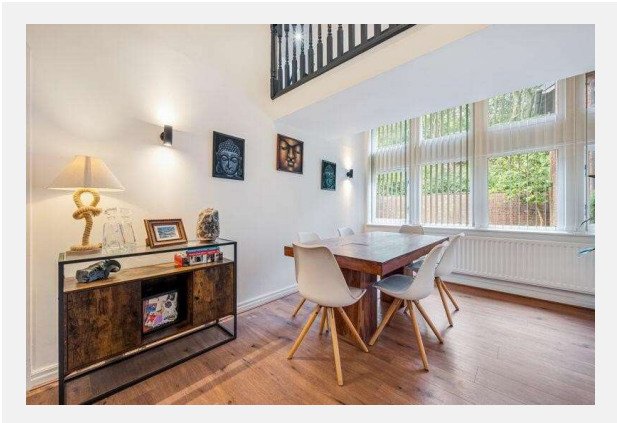
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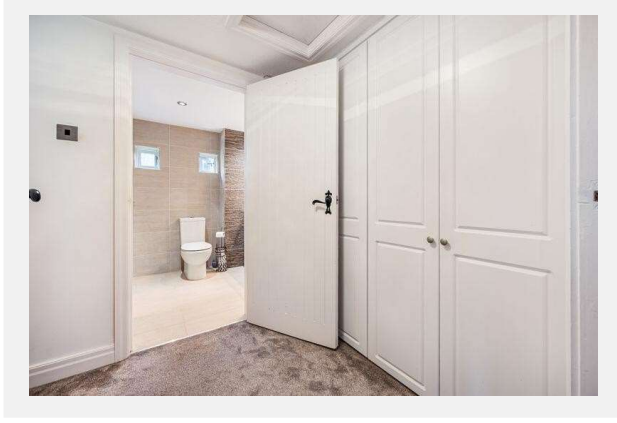
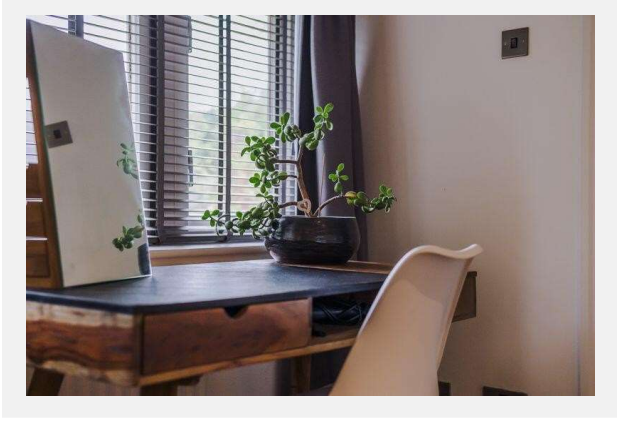
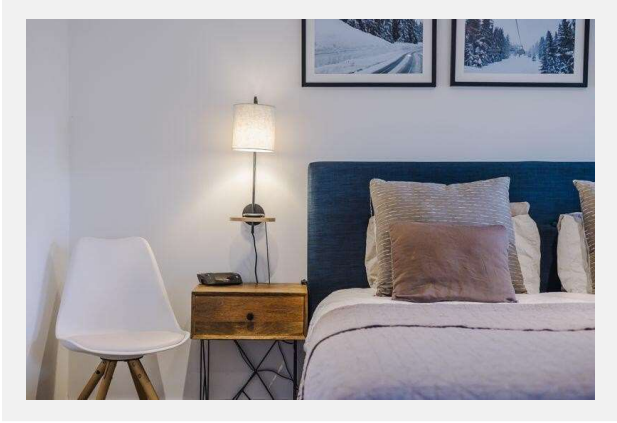
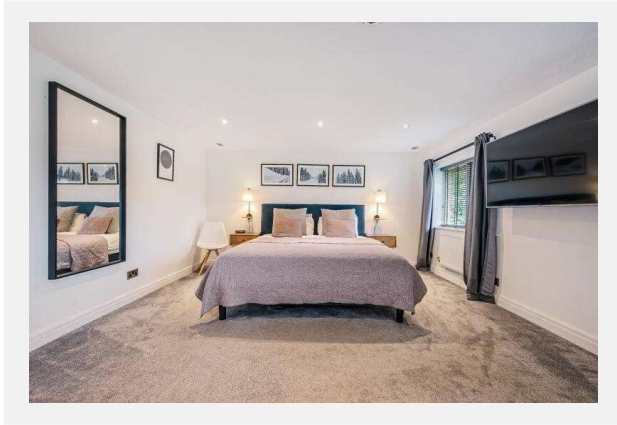
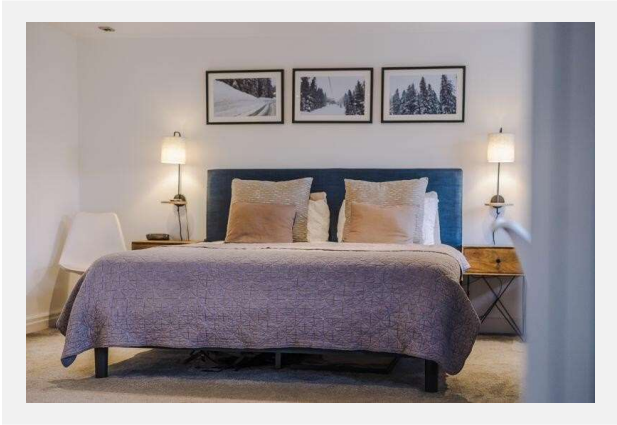
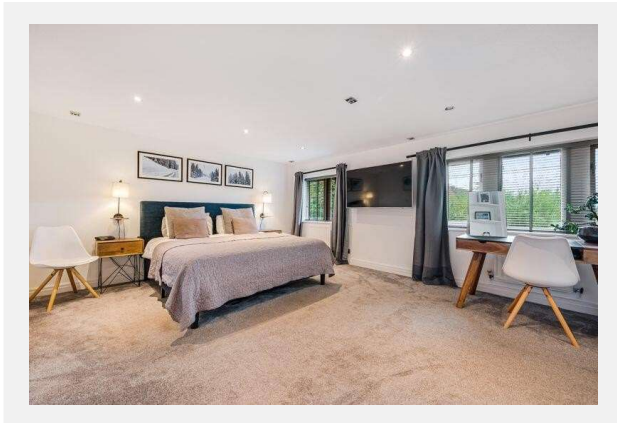
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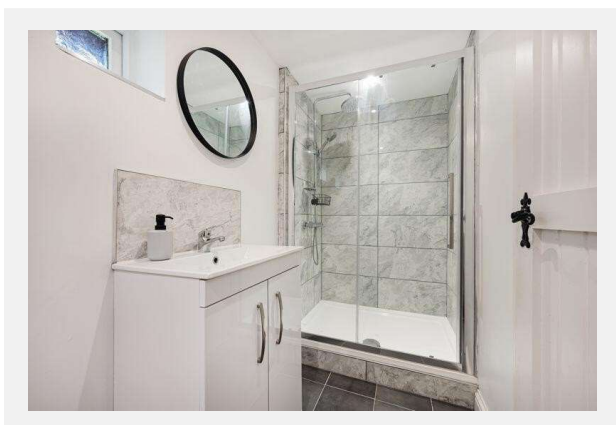
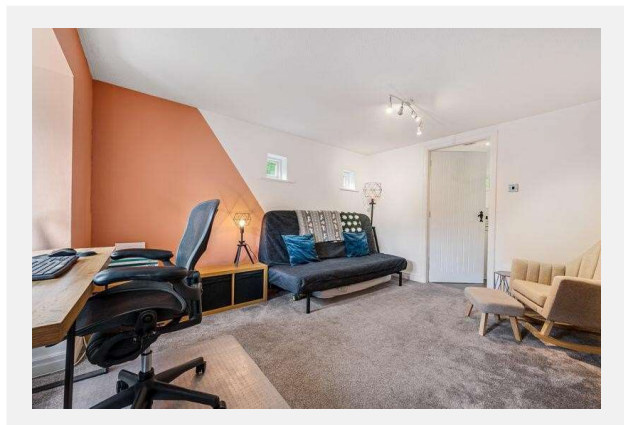
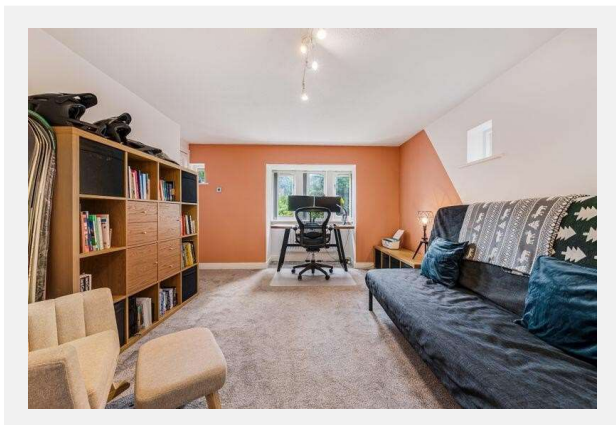
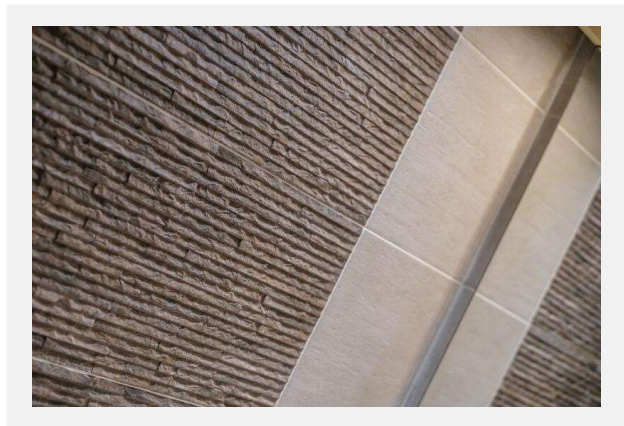
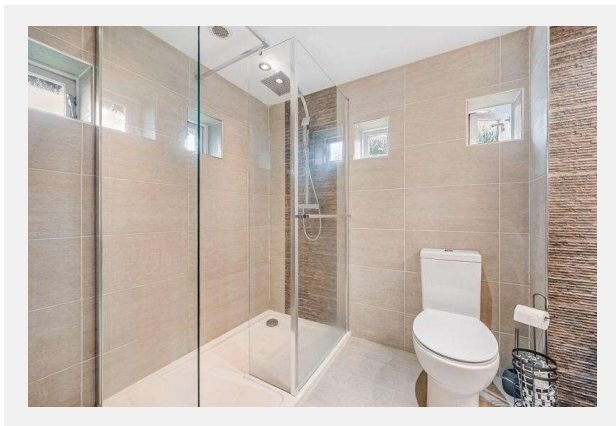
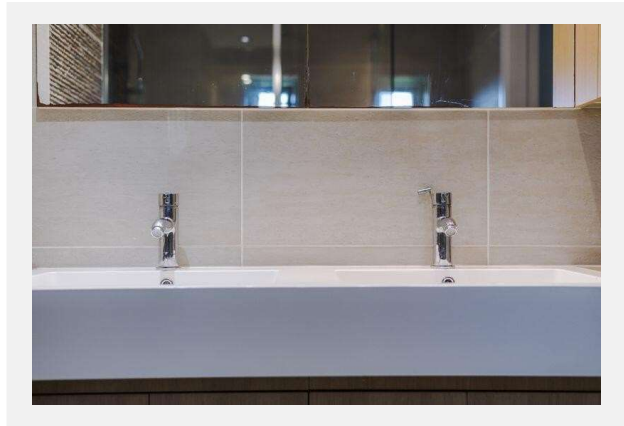
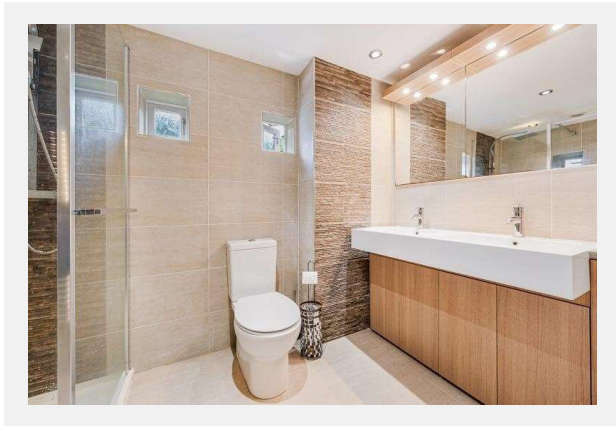
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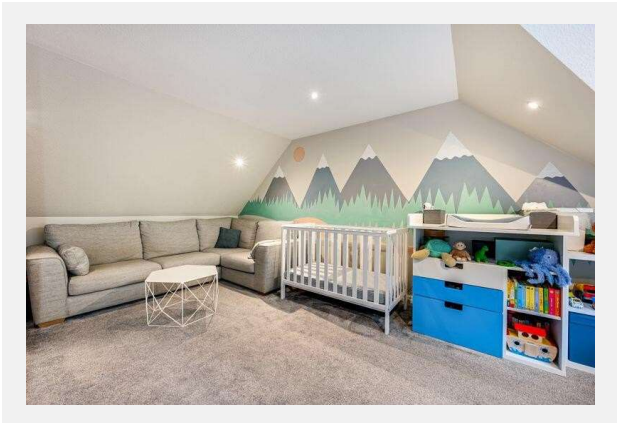


# Gallery Photos





# Gallery Photos

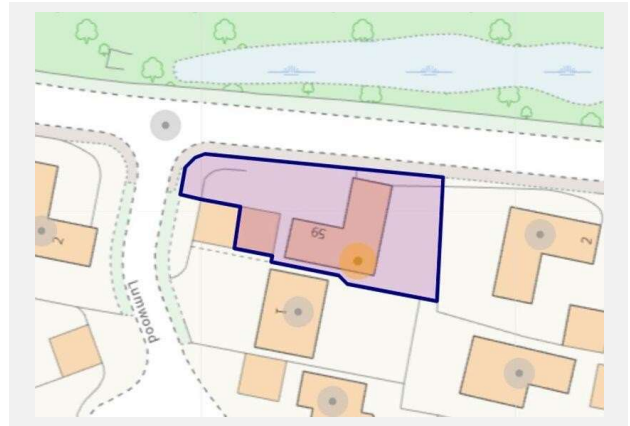


# Gallery Photos



REDPATH LEACH

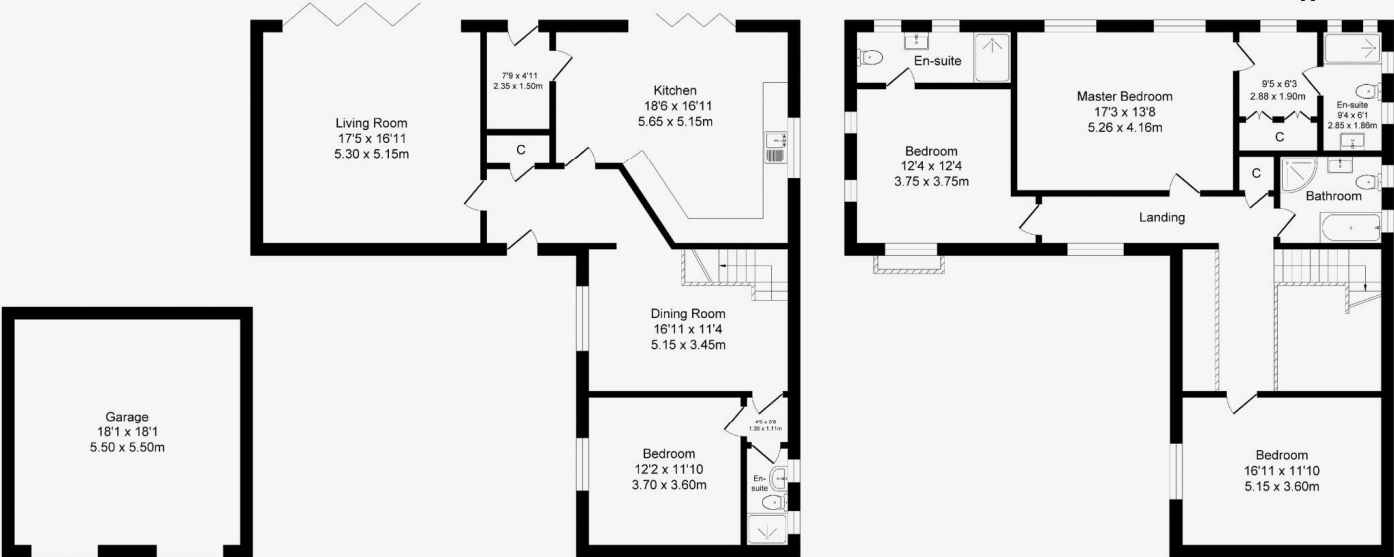
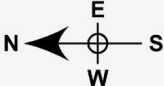
ESTATE AGENTS



## SMITHILLS CROFT ROAD, BOLTON, BL1 6TX.

Total Approx. Floor Area 2507 Sq.ft. (233.0 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.



Garage

Approx. Floor Area 325 Sq.Ft (30.2 Sq.M.)

Ground Floor

Approx. Floor Area 1091 Sq.Ft (101.4 Sq.M.)

First Floor

Approx. Floor Area 1091 Sq.Ft (101.4 Sq.M.)

# Property EPC - Certificate



BOLTON, BL1

Energy rating

**C**

Valid until 28.08.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

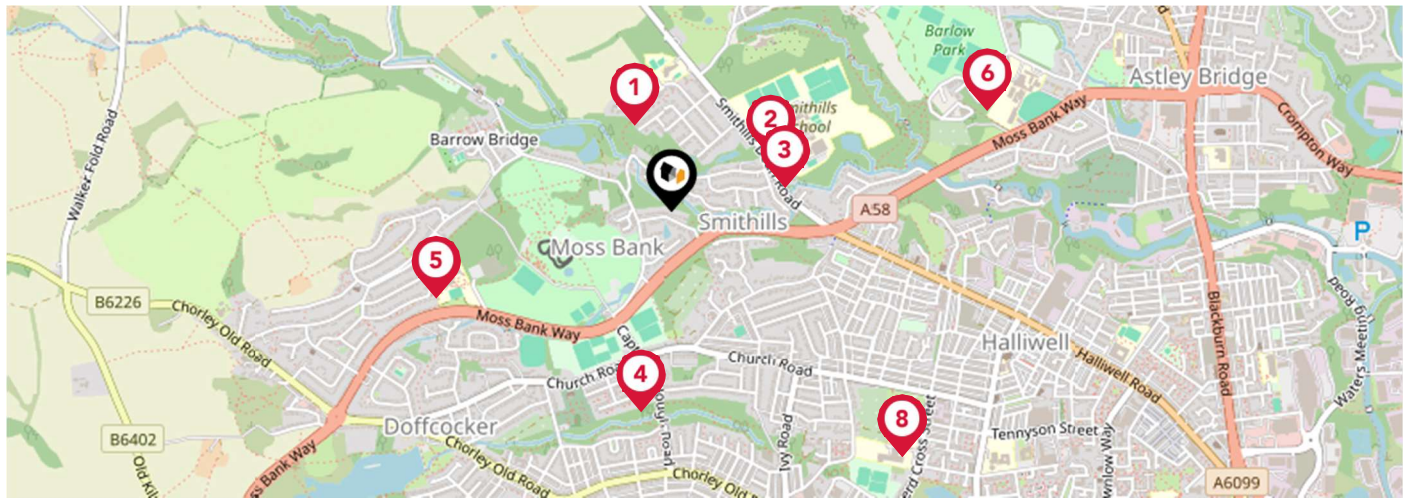
# Property EPC - Additional Data



## Additional EPC Data

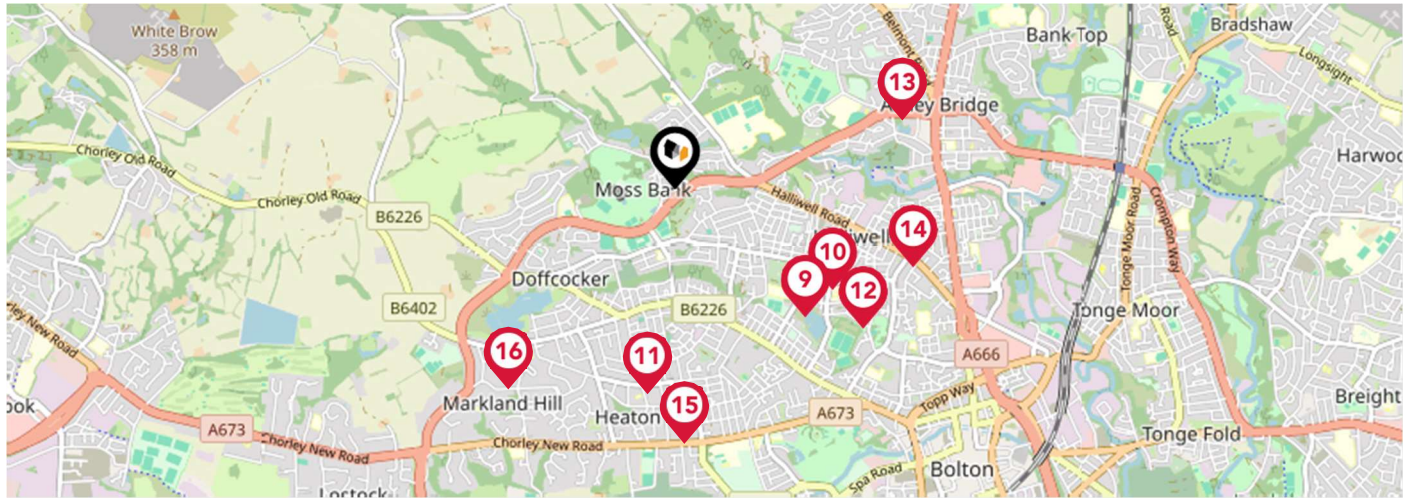
Property Type:	Detached house
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	206 m <sup>2</sup>

# Area Schools



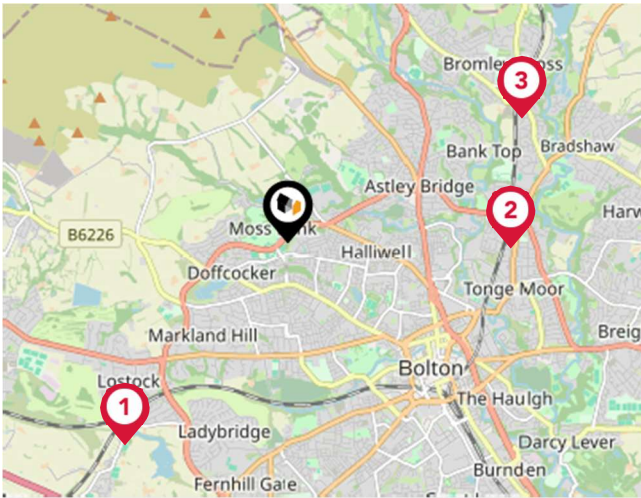
		Nursery	Primary	Secondary	College	Private
<b>1</b>	St Peter's Smithills Dean Church of England Primary School Ofsted Rating: Good   Pupils: 213   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	Youth Challenge Pru Ofsted Rating: Outstanding   Pupils: 71   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	Smithills School Ofsted Rating: Requires improvement   Pupils: 1190   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	Church Road Primary School Ofsted Rating: Good   Pupils: 458   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	Johnson Fold Community Primary School Ofsted Rating: Outstanding   Pupils: 229   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	Thornleigh Salesian College Ofsted Rating: Good   Pupils: 1570   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	St Joseph's RC Primary School, Halliwell, Bolton Ofsted Rating: Good   Pupils: 230   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	Oxford Grove Primary School Ofsted Rating: Outstanding   Pupils: 449   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



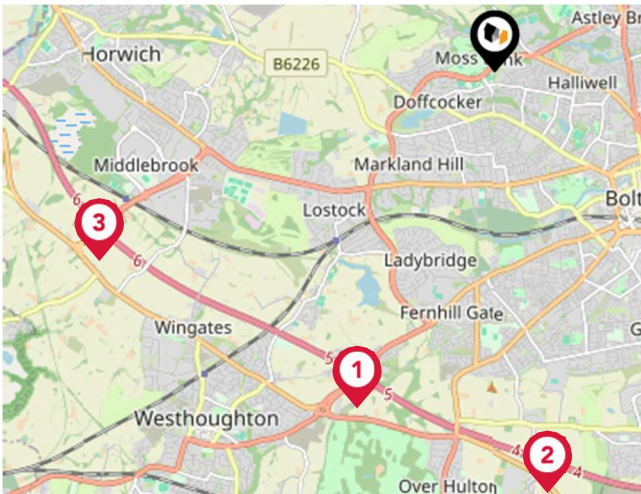
		Nursery	Primary	Secondary	College	Private
	Al-Huda Primary School Ofsted Rating: Good   Pupils: 141   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas C of E Primary School, Halliwell Ofsted Rating: Good   Pupils: 369   Distance:0.83	<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: 417   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownlow Fold Primary School Ofsted Rating: Good   Pupils: 235   Distance:1.03	<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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School Bolton Ofsted Rating: Outstanding   Pupils: 621   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonshire Road Primary School Ofsted Rating: Good   Pupils: 422   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Markland Hill Primary School Ofsted Rating: Outstanding   Pupils: 316   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



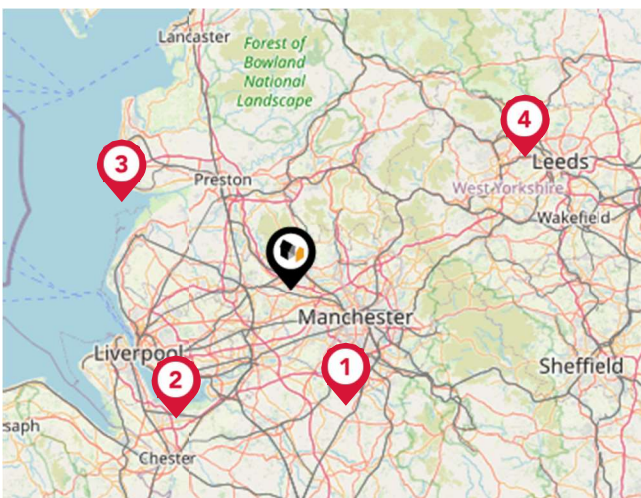
## National Rail Stations

Pin	Name	Distance
1	Lostock Rail Station	2.29 miles
2	Hall i' th' Wood Rail Station	1.96 miles
3	Bromley Cross Rail Station	2.33 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J5	3.18 miles
2	M61 J4	3.71 miles
3	M61 J6	3.85 miles
4	M61 J3	4.97 miles
5	M61 J2	5.77 miles

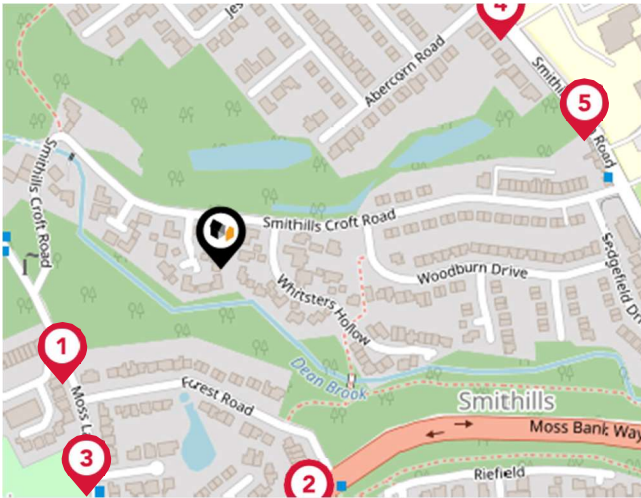


## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.03 miles
2	Speke	24.26 miles
3	Highfield	26.86 miles
4	Leeds Bradford Airport	37.73 miles

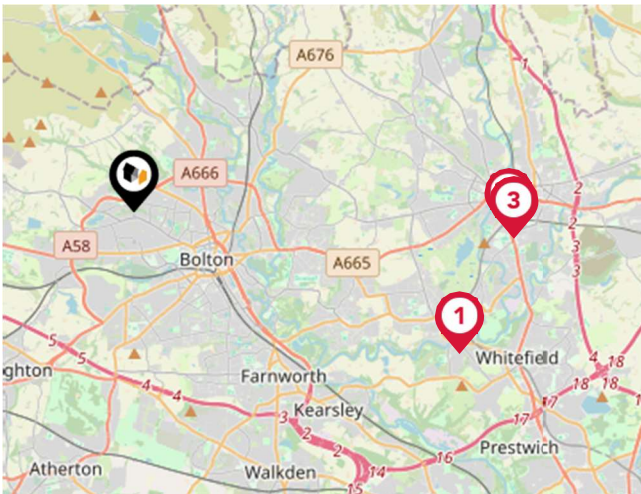


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Smithills Croft Road	0.11 miles
2	Forest Road	0.15 miles
3	Garwick Road	0.15 miles
4	Abercorn Road	0.2 miles
5	Smithills School	0.21 miles



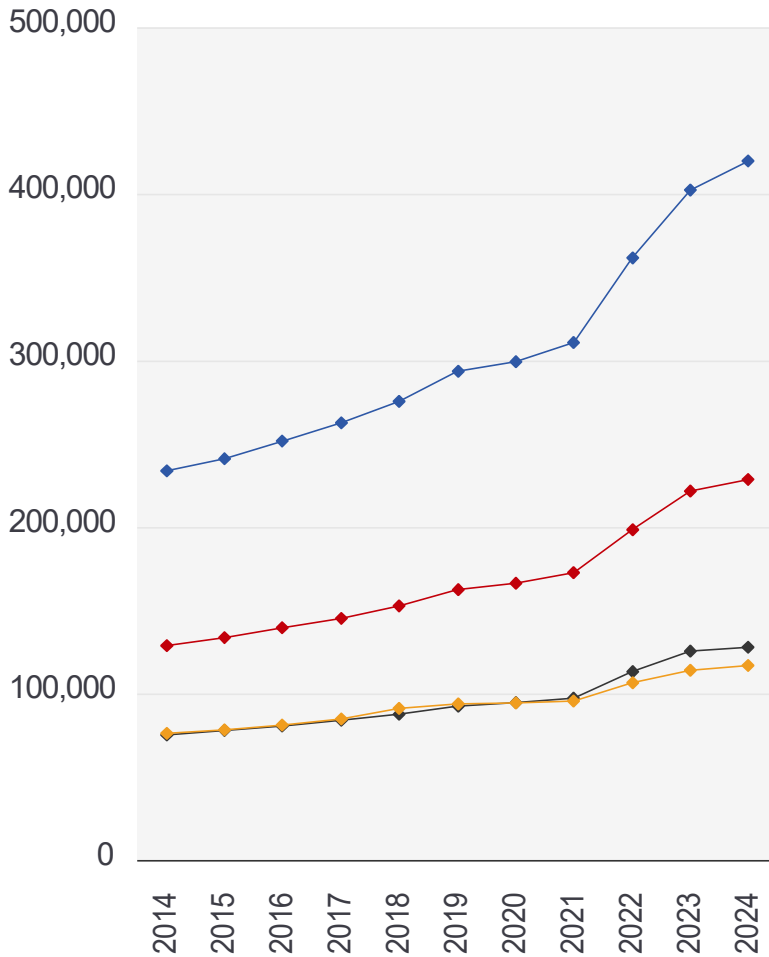
## Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	6.24 miles
2	Bury Bolton Street (East Lancashire Railway)	6.61 miles
3	Bury Interchange (Manchester Metrolink)	6.71 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

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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.

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.



Redpath Leach Estate Agents

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

