

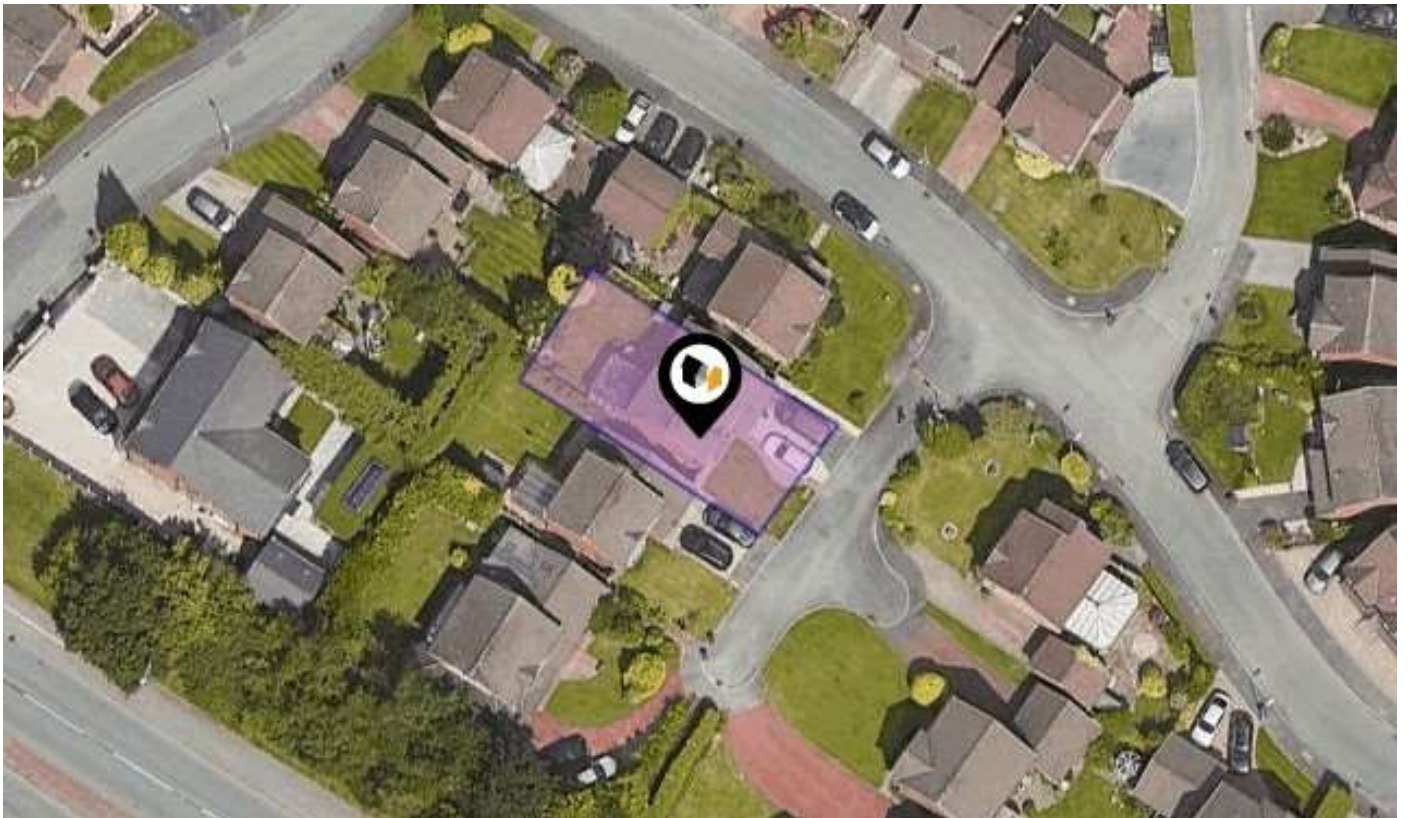


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



OLDSTEAD GROVE, BOLTON, BL3 4XW.

Offers Over: £375,000

Redpath Leach Estate Agents

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# Property Overview



## Property

Type:	Detached	Offers Over:	£375,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,248 ft <sup>2</sup> / 116 m <sup>2</sup>		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,147		
Title Number:	GM477475		

## Local Area

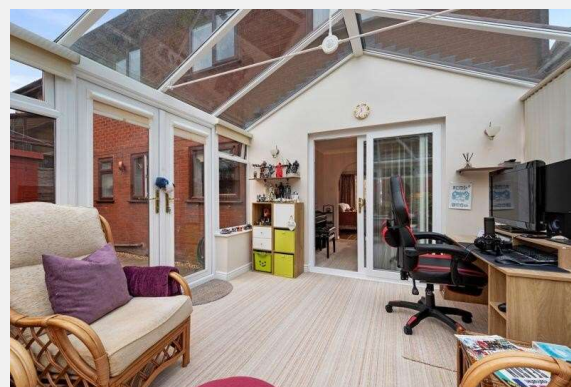
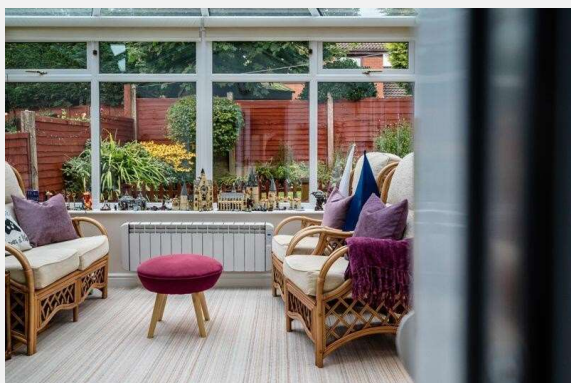
Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
♦ Rivers & Seas	No Risk	5	60	1000
♦ Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		

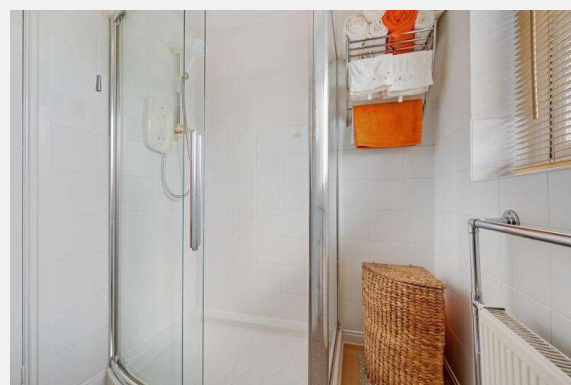
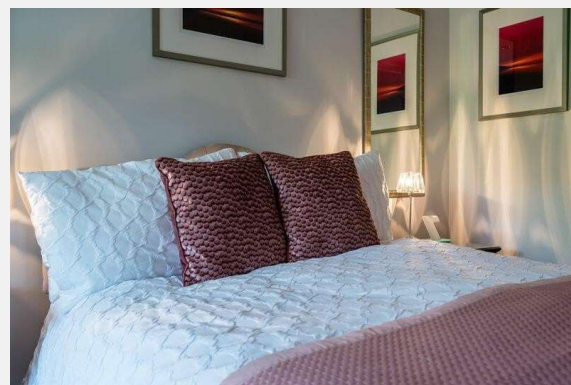
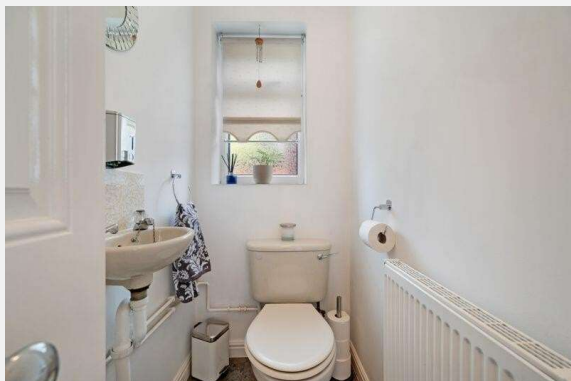




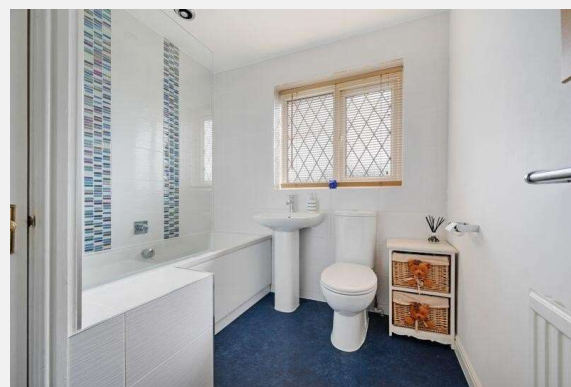




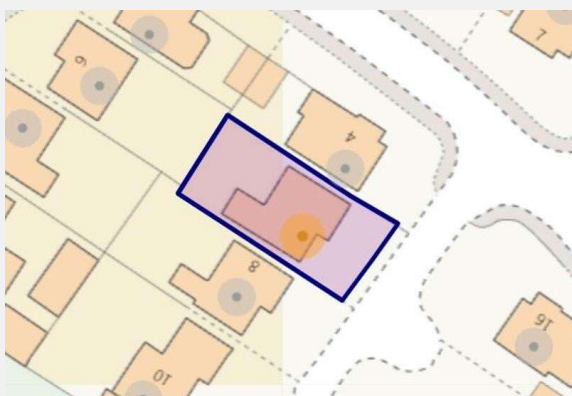








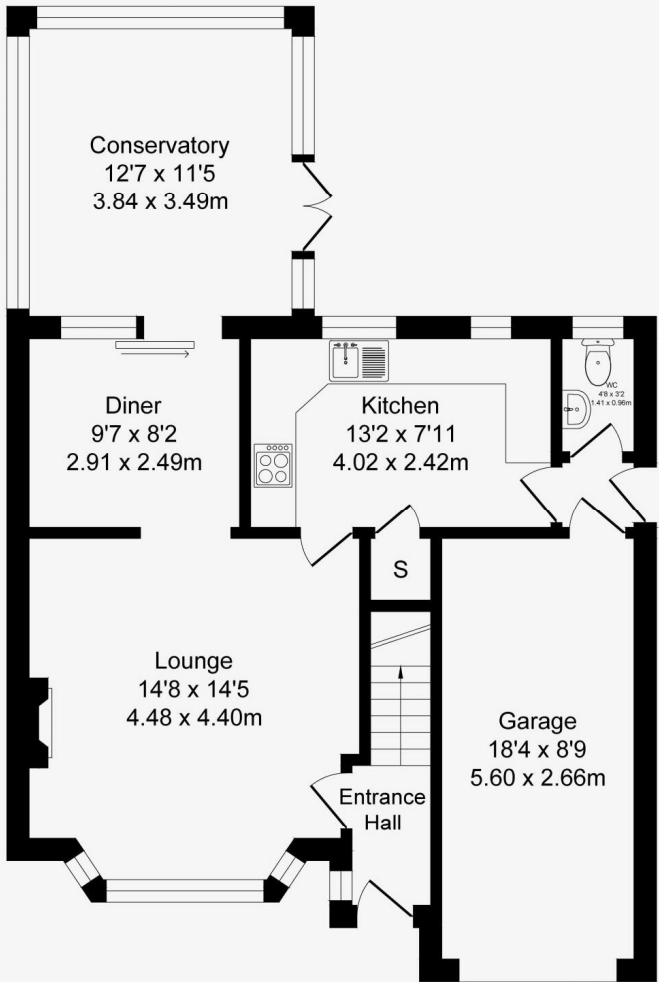




## OLDSTEAD GROVE, BOLTON, BL3 4XW.

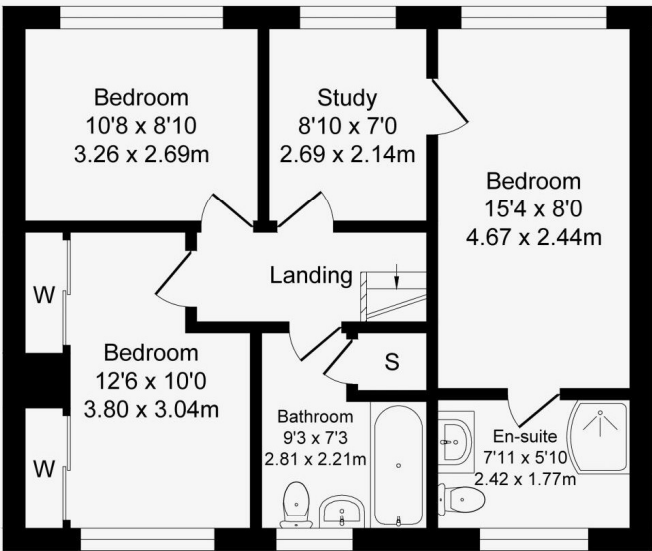
Total Approx. Floor Area 1383 Sq.ft. (128.5 Sq.M.)

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 805 Sq.Ft  
(74.8 Sq.M.)



First Floor

Approx. Floor  
Area 578 Sq.Ft  
(53.7 Sq.M.)



# Property EPC - Certificate



BOLTON, BL3		Energy rating	
		C	
Valid until 25.09.2034			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

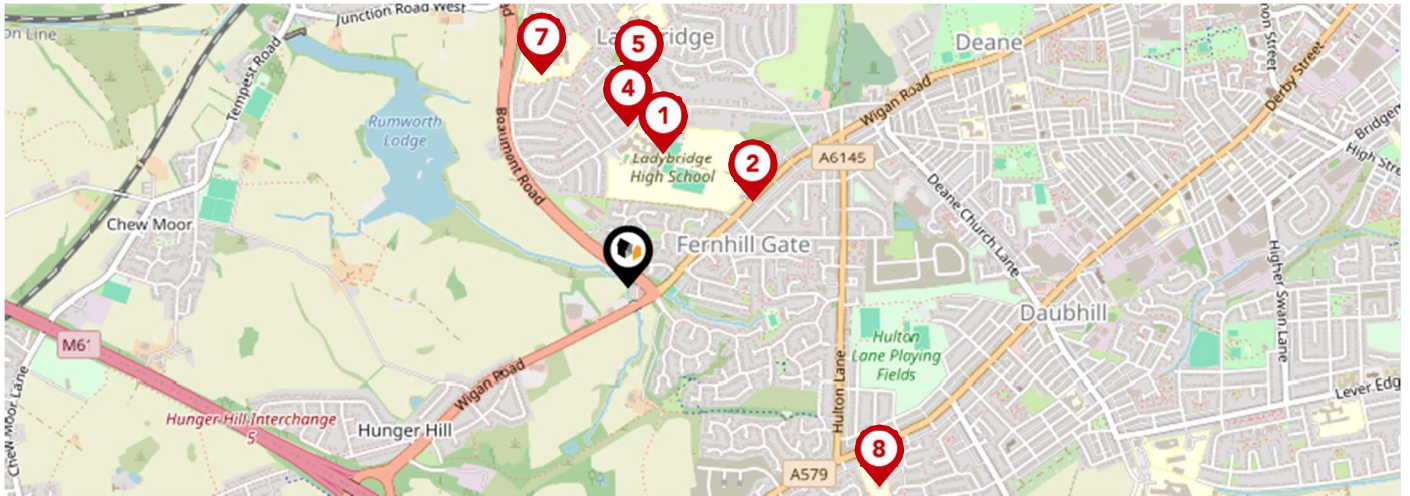


### Additional EPC Data

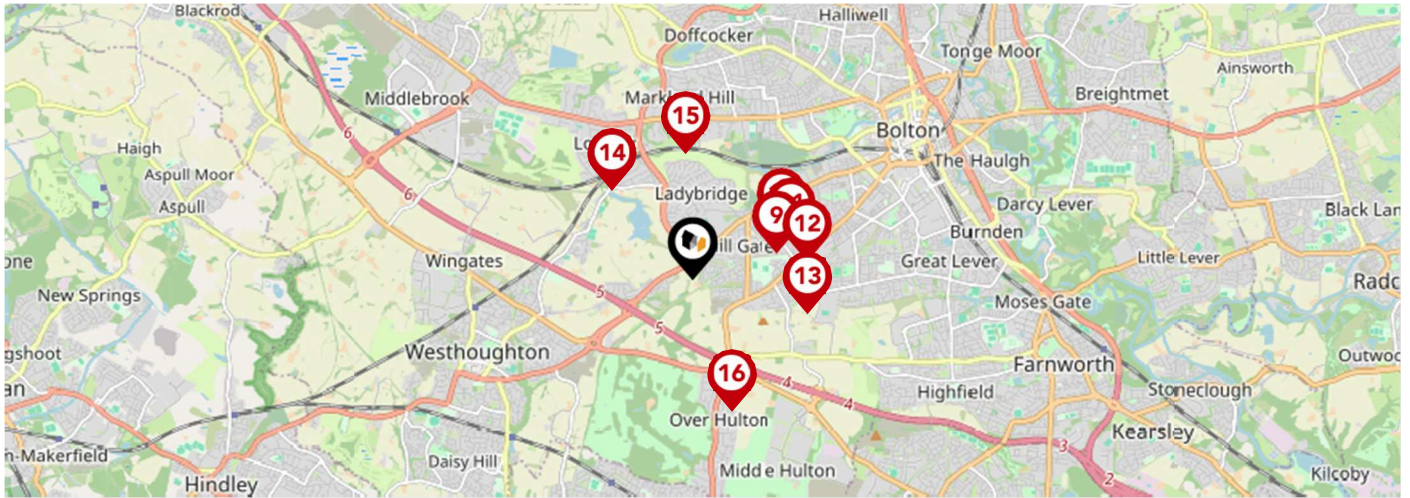
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	116 m <sup>2</sup>











# Area Schools



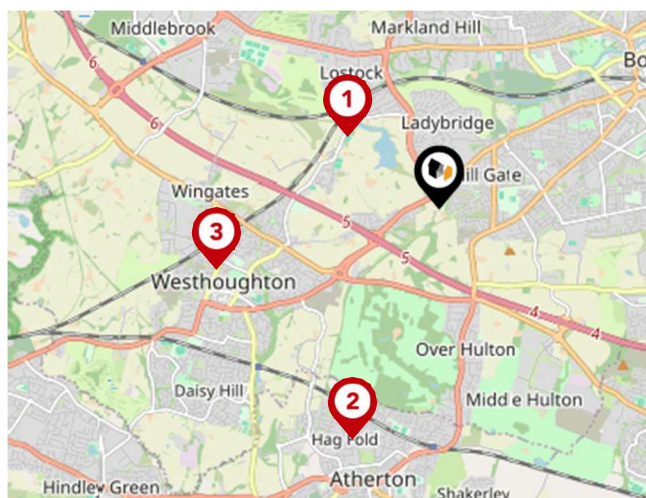
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ladybridge High School</b> Ofsted Rating: Good   Pupils: 1088   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary's CofE Primary School, Deane</b> Ofsted Rating: Outstanding   Pupils: 505   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Rumworth School</b> Ofsted Rating: Outstanding   Pupils: 335   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>LifeBridge ASEND</b> Ofsted Rating: Good   Pupils:0   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ladybridge Community Primary School</b> Ofsted Rating: Good   Pupils: 365   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Beaumont Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Bernard's RC Primary School, Bolton</b> Ofsted Rating: Good   Pupils: 202   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Heathfield Primary School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Al Jamiah Al Islamiyyah</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haslam Park Primary School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ethelbert's Roman Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brandwood Primary School</b> Ofsted Rating: Good   Pupils: 476   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede Academy</b> Ofsted Rating: Good   Pupils: 652   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clevalands Prep School</b> Ofsted Rating: Not Rated   Pupils: 126   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's CofE Primary School, Over Hulton</b> Ofsted Rating: Good   Pupils: 205   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

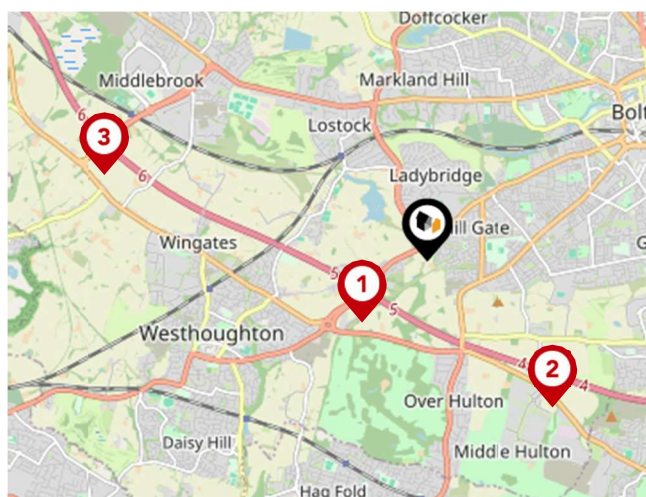


# Area Transport (National)



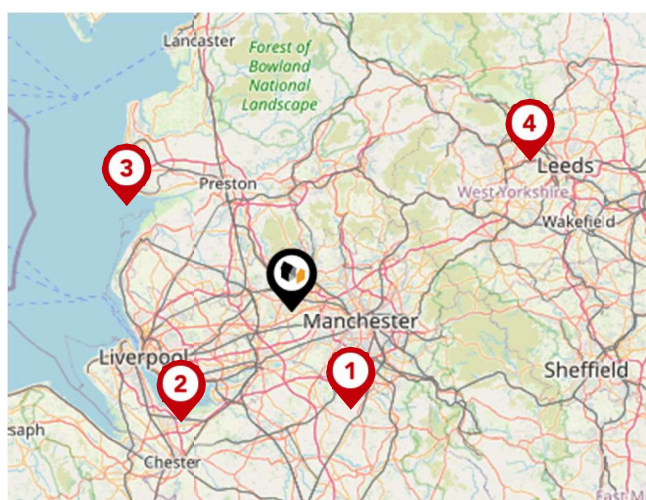
## National Rail Stations

Pin	Name	Distance
	Lostock Rail Station	1.02 miles
	Hag Fold Rail Station	2.17 miles
	Westhoughton Rail Station	2.03 miles



## Trunk Roads/Motorways

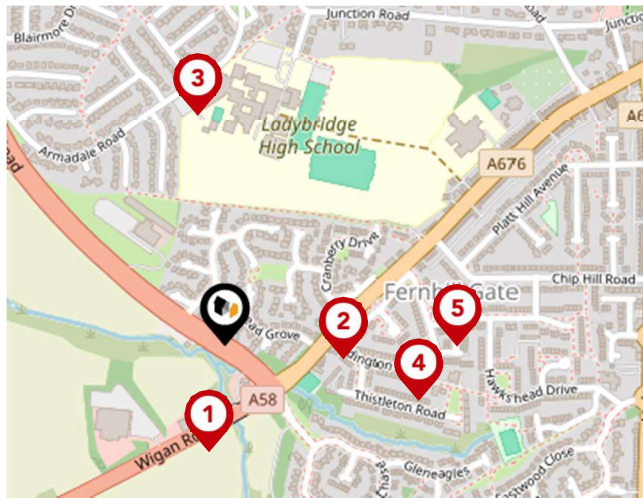
Pin	Name	Distance
	M61 J5	0.78 miles
	M61 J4	1.68 miles
	M61 J6	2.95 miles
	M61 J3	3.88 miles
	M61 J2	4.63 miles



## Airports/Helipads

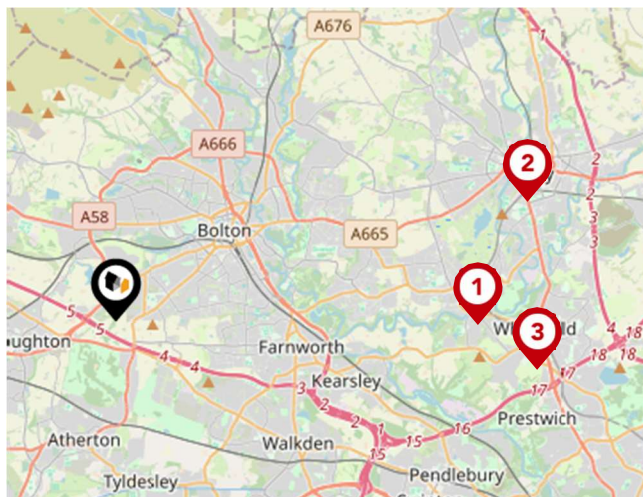
Pin	Name	Distance
	Manchester Airport	16.21 miles
	Speke	22.08 miles
	Highfield	27.53 miles
	Leeds Bradford Airport	39.52 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Beamont Chase	0.12 miles
2	Addington Road	0.13 miles
3	Winton Grove	0.25 miles
4	Sutton Road	0.22 miles
5	Cressingham Road	0.26 miles



## Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	6.36 miles
2	Bury Bolton Street (East Lancashire Railway)	7.54 miles
3	Whitefield (Manchester Metrolink)	7.47 miles

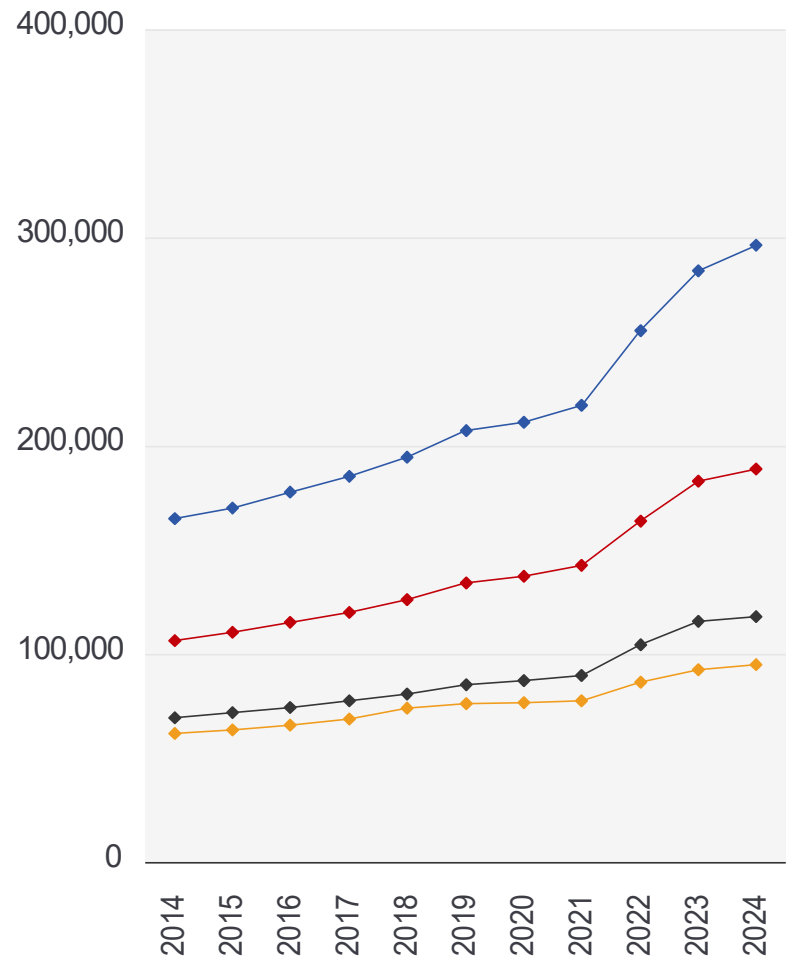


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in BL3



Detached

**+79.64%**

Semi-Detached

**+77.57%**

Terraced

**+70.16%**

Flat

**+53.58%**

# Redpath Leach Estate Agents

## About Us



### 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.



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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.

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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