

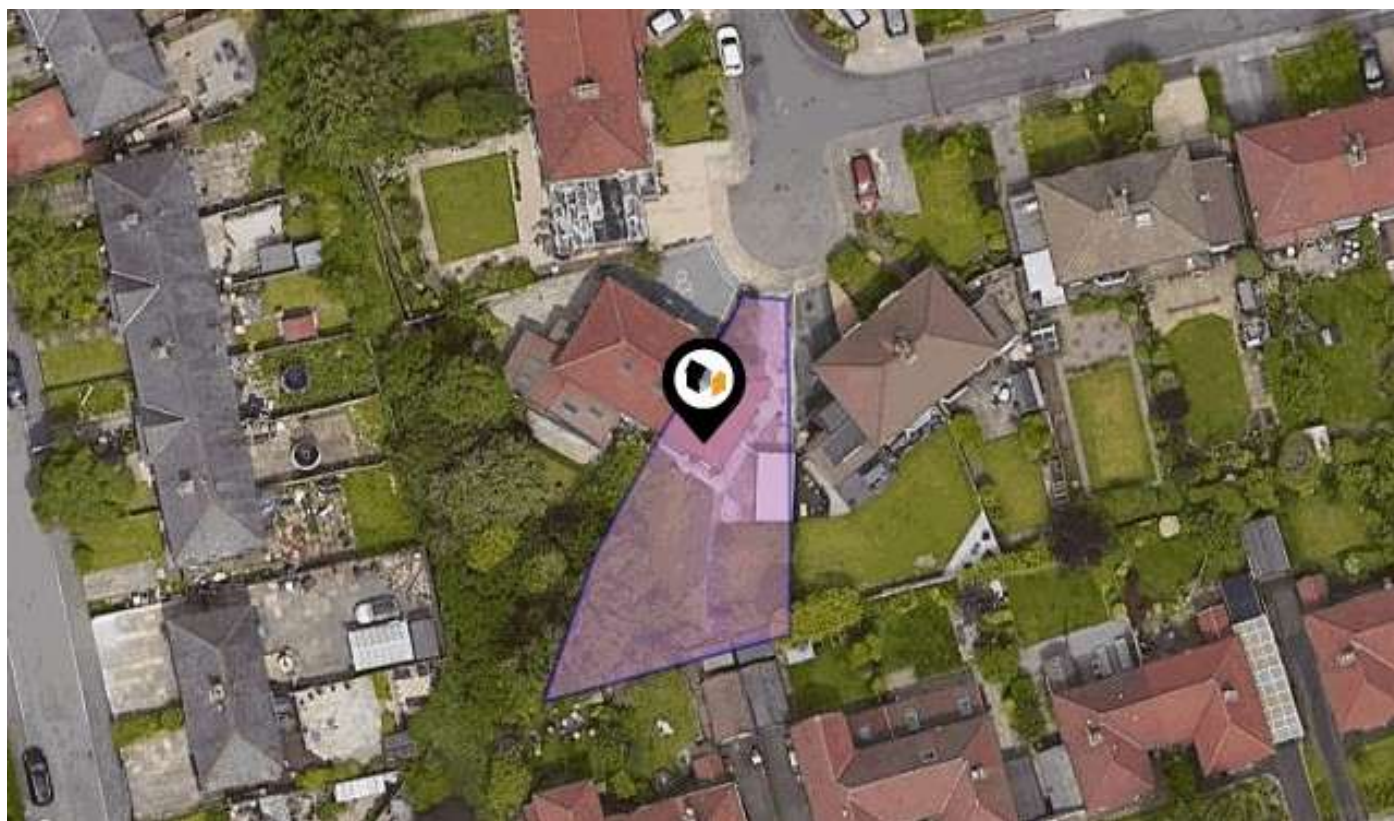


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



MARLWOOD ROAD, BOLTON, BL1 5QT.

Offers Over: £250,000

Redpath Leach Estate Agents

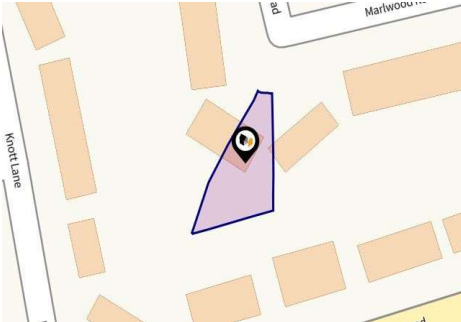
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

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

# Property Overview



## Property

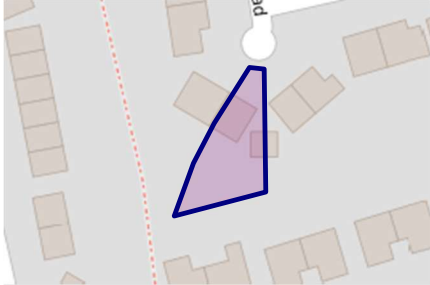
Type:	Semi-Detached	Offers Over:	£250,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	871 ft <sup>2</sup> / 81 m <sup>2</sup>		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,909		
Title Number:	GM58009		

## Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	18	80	1000
● Surface Water	Very Low	mb/s	mb/s	mb/s

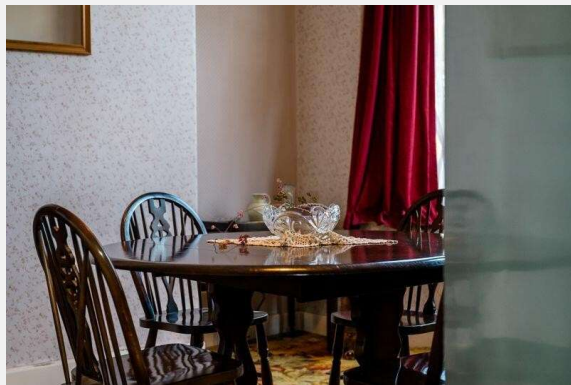
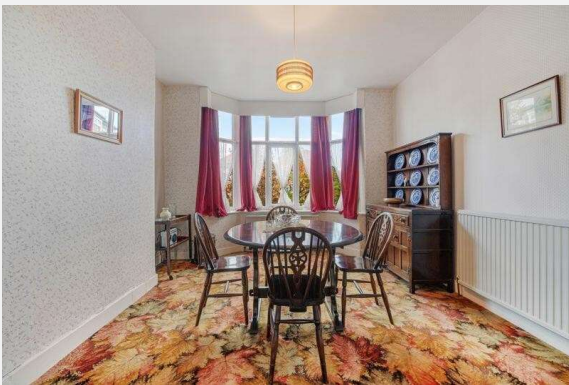
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		

## Freehold Title Plan

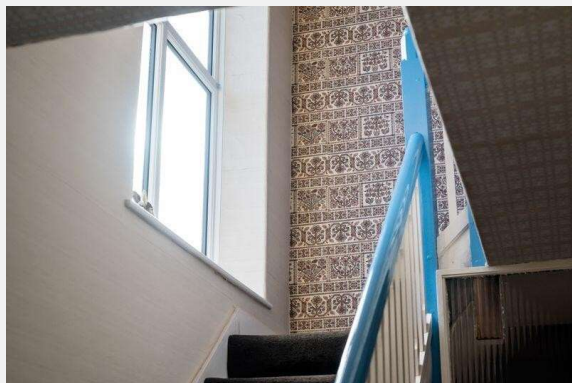


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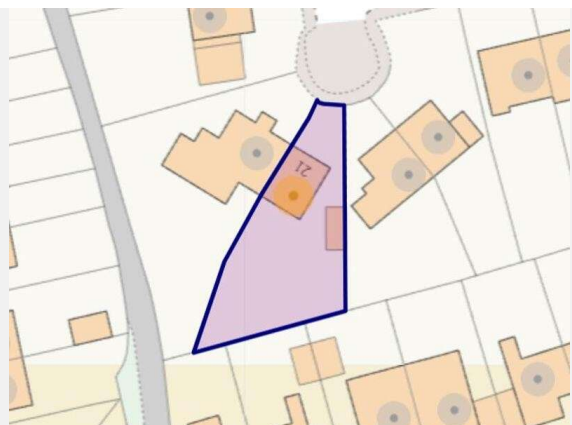








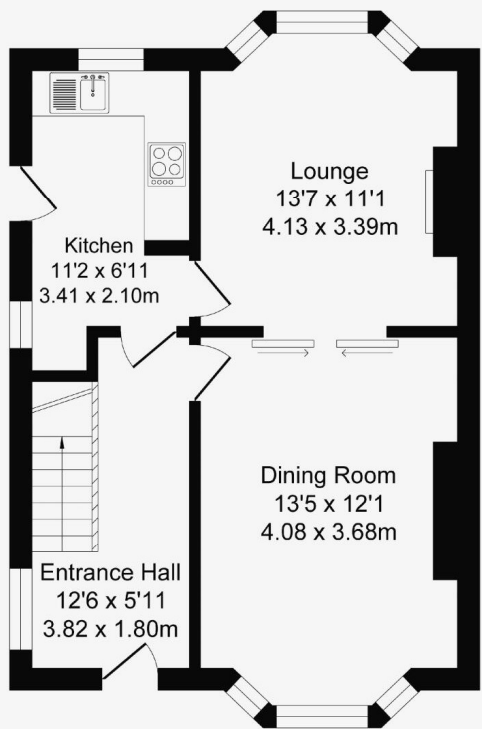




## MARLWOOD ROAD, BOLTON, BL1 5QT.

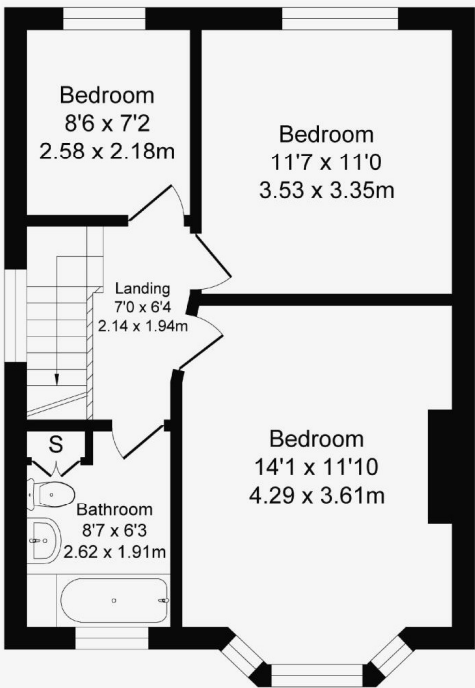
Total Approx. Floor Area 1003 Sq.ft. (93.2 Sq.M.)

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.



Ground Floor

Approx. Floor  
Area 507 Sq.Ft  
(47.1 Sq.M.)



First Floor

Approx. Floor  
Area 496 Sq.Ft  
(46.1 Sq.M.)



# Property EPC - Certificate

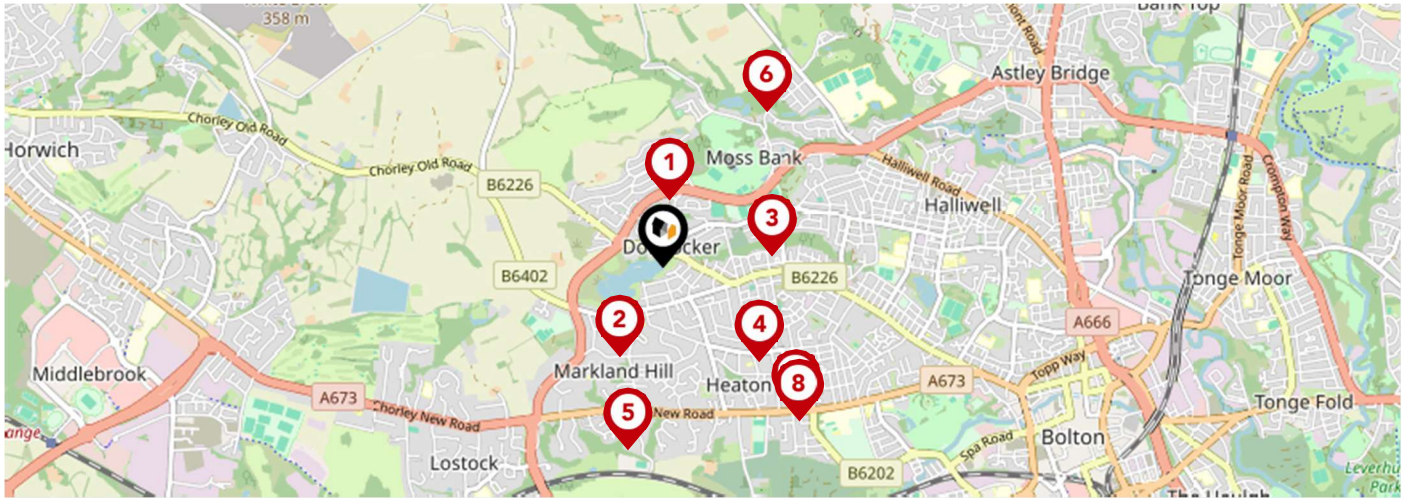










BOLTON, BL1		Energy rating		
		D		
Valid until 29.10.2034				
Score	Energy rating	Current	Potential	
92+	A	<div></div>	<div></div>	
81-91	B			85   B
69-80	C			
55-68	D			58   D
39-54	E			
21-38	F			
1-20	G			



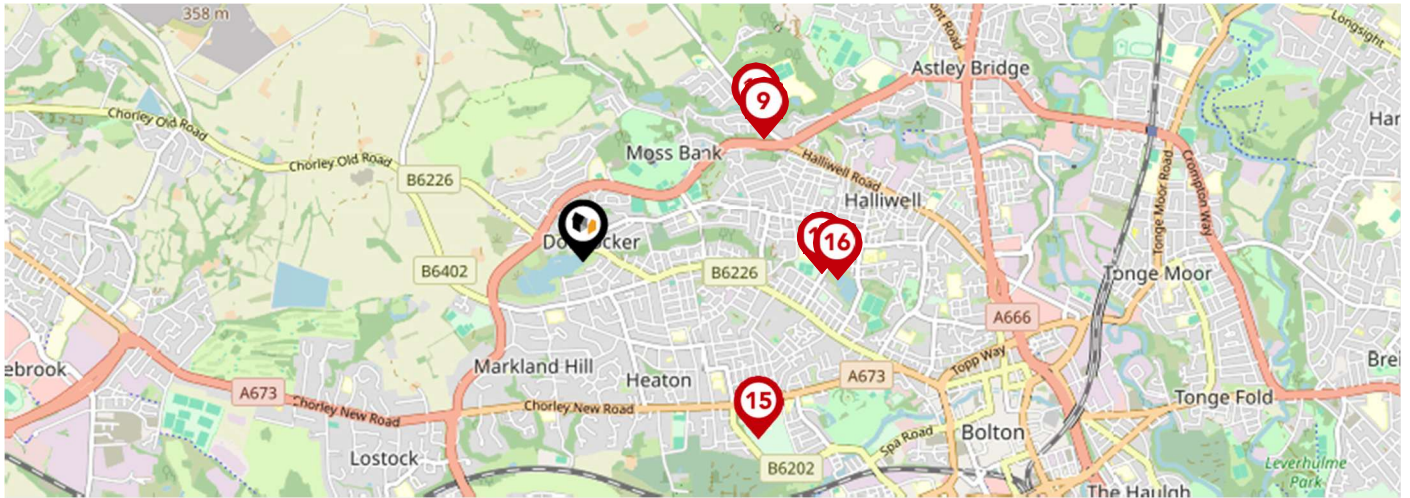
### Additional EPC Data









Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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:	TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 71% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	81 m <sup>2</sup>



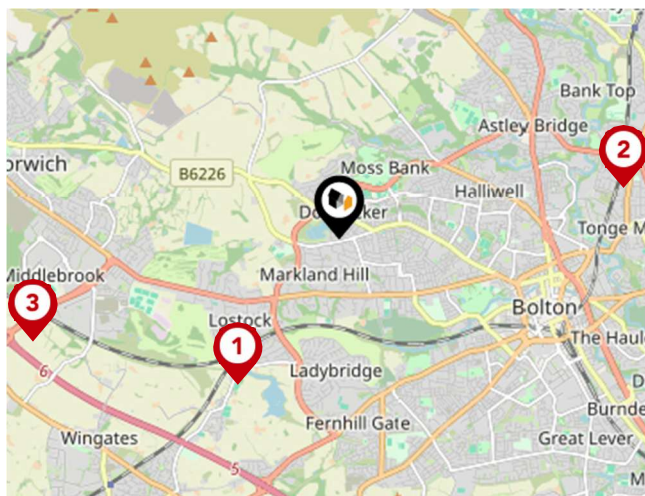
		Nursery	Primary	Secondary	College	Private
	<b>Johnson Fold Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 229   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Markland Hill Primary School</b> Ofsted Rating: Outstanding   Pupils: 316   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Church Road Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas of Canterbury RC School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.6	<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:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Smithills Dean Church of England Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Devonshire Road Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thomasson Memorial School</b> Ofsted Rating: Good   Pupils: 79   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





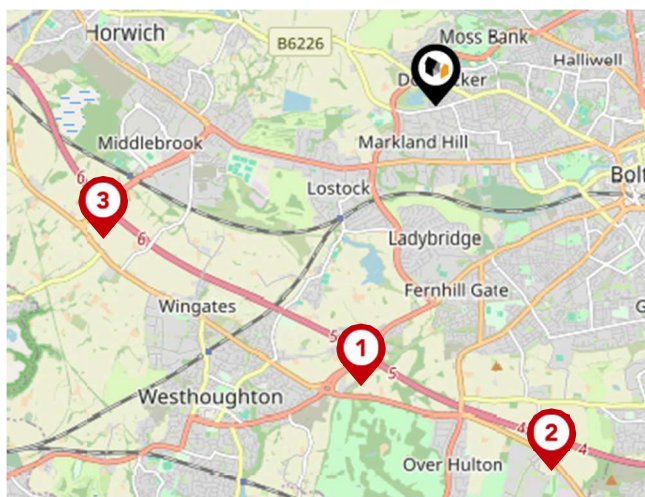
		Nursery	Primary	Secondary	College	Private
	<b>Smithills School</b> Ofsted Rating: Requires improvement   Pupils: 1190   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Youth Challenge Pru</b> Ofsted Rating: Outstanding   Pupils: 71   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oxford Grove Primary School</b> Ofsted Rating: Outstanding   Pupils: 449   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's RC Primary School, Halliwell, Bolton</b> Ofsted Rating: Good   Pupils: 230   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bolton School Infant &amp; Nursery School</b> Ofsted Rating: Not Rated   Pupils: 310   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bolton School Boys' Division</b> Ofsted Rating: Not Rated   Pupils: 1151   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bolton School Girls' Division</b> Ofsted Rating: Not Rated   Pupils: 1040   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Al-Huda Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



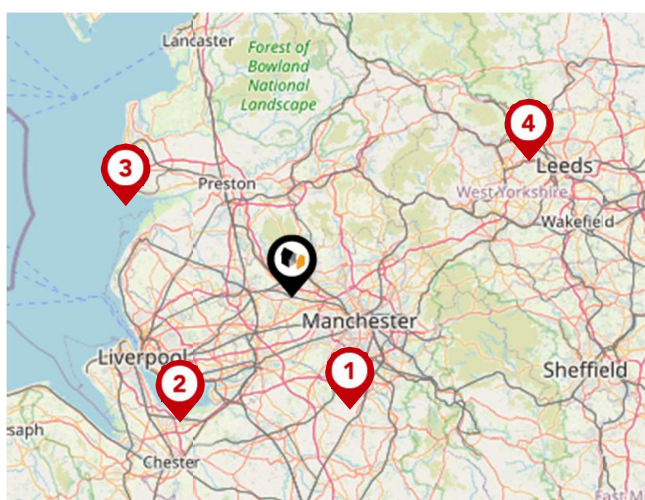
## National Rail Stations

Pin	Name	Distance
1	Lostock Rail Station	1.57 miles
2	Hall i' th' Wood Rail Station	2.54 miles
3	Horwich Parkway Rail Station	2.85 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J5	2.54 miles
2	M61 J4	3.35 miles
3	M61 J6	3.16 miles
4	M61 J3	4.95 miles
5	M61 J2	5.75 miles

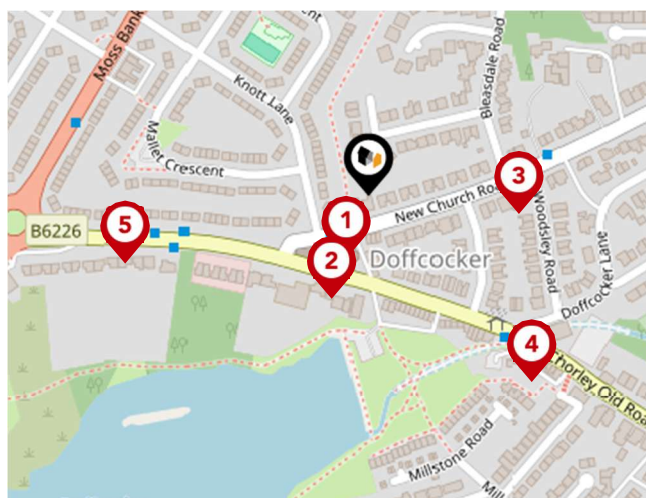


## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	17.84 miles
2	Speke	23.53 miles
3	Highfield	26.61 miles
4	Leeds Bradford Airport	38.44 miles

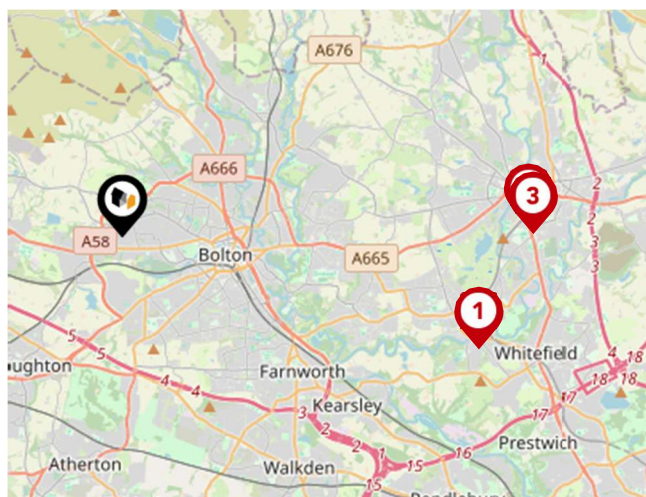


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Caley Street	0.04 miles
2	New Church Road	0.06 miles
3	Woodsley Road	0.08 miles
4	Doffcocker Lane	0.14 miles
5	Moss Bank Way	0.14 miles



## Local Connections

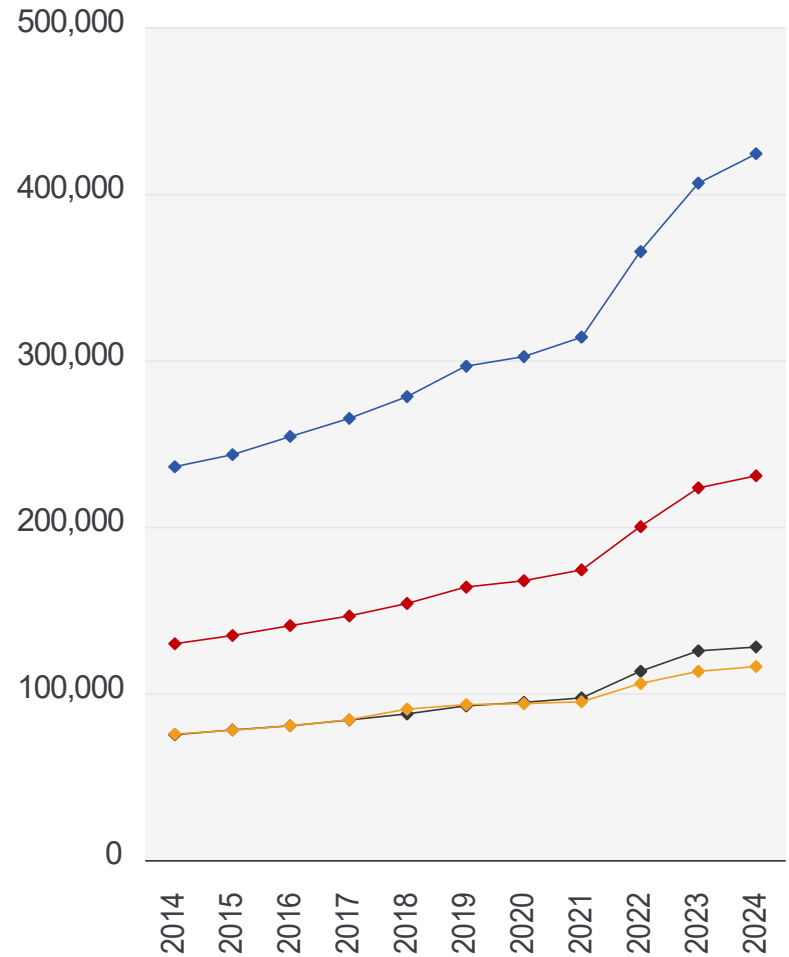
Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	6.58 miles
2	Bury Bolton Street (East Lancashire Railway)	7.15 miles
3	Bury Interchange (Manchester Metrolink)	7.24 miles

# 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

## 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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