



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



WOOD LANE, HESKIN, CHORLEY, PR7 5NT.

Asking Price: £600,000

Redpath Leach Estate Agents

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

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Property

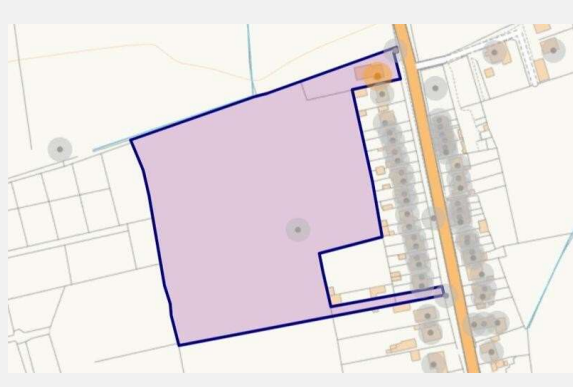
Type:	Detached	Asking Price:	£600,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,539 ft ² / 143 m ²		
Plot Area:	6.43 acres		
Council Tax :	Band F		
Annual Estimate:	£3,227		
Title Number:	LA828557		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
◆ Rivers & Seas	No Risk	5	80	1000
◆ Surface Water	Very Low	mb/s	mb/s	mb/s
				

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

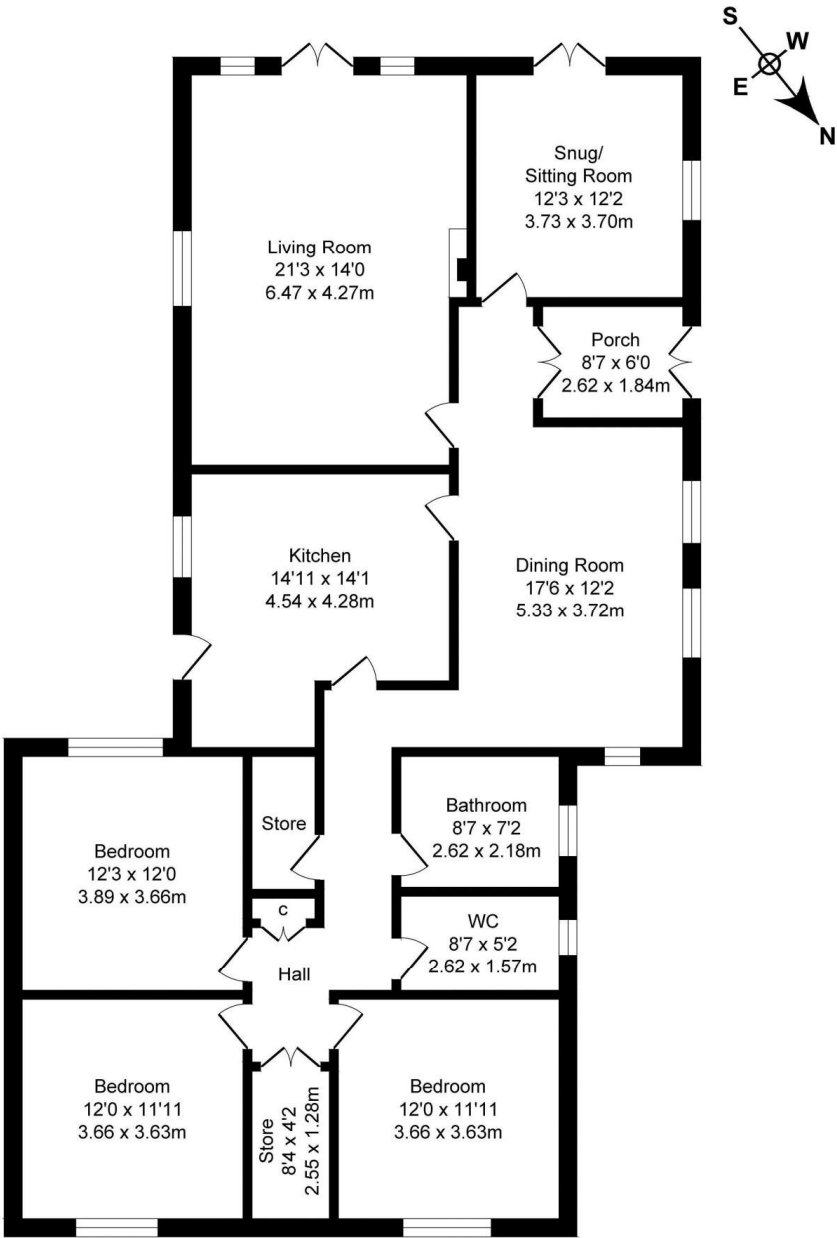




WOOD LANE, HESKIN, CHORLEY, PR7 5NT.

Total Approx. Floor Area 1723 Sq.ft. (160.1 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.



Approx. Floor
Area 1723 Sq.Ft
(160.1 Sq.M.)

Property EPC - Certificate



Heskin, PR7

Energy rating

D

Valid until 19.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

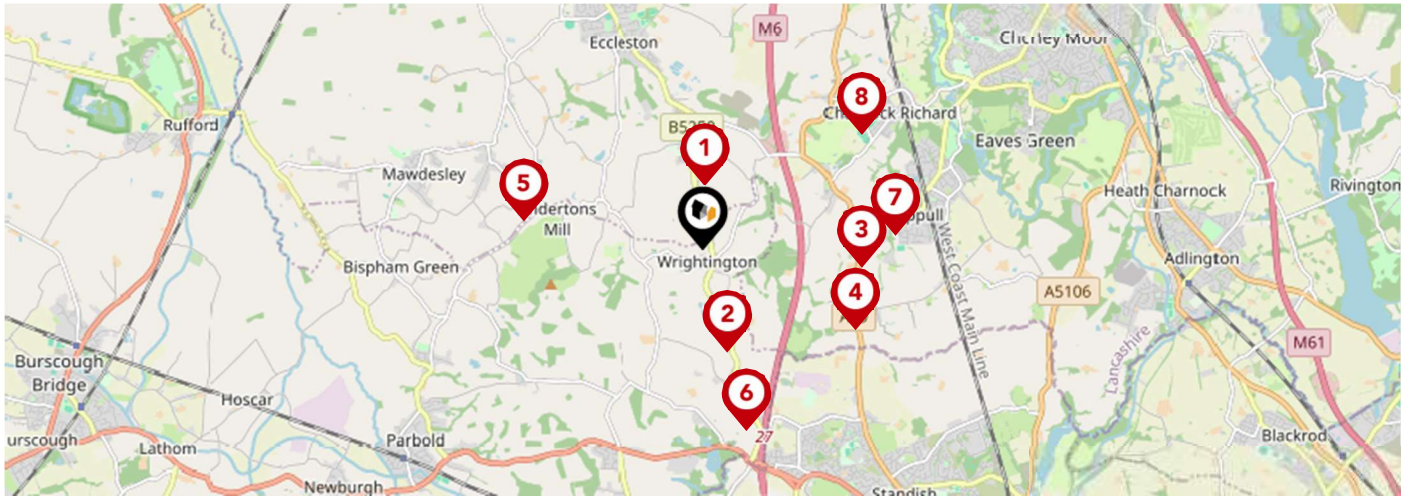
Property









EPC - Additional Data

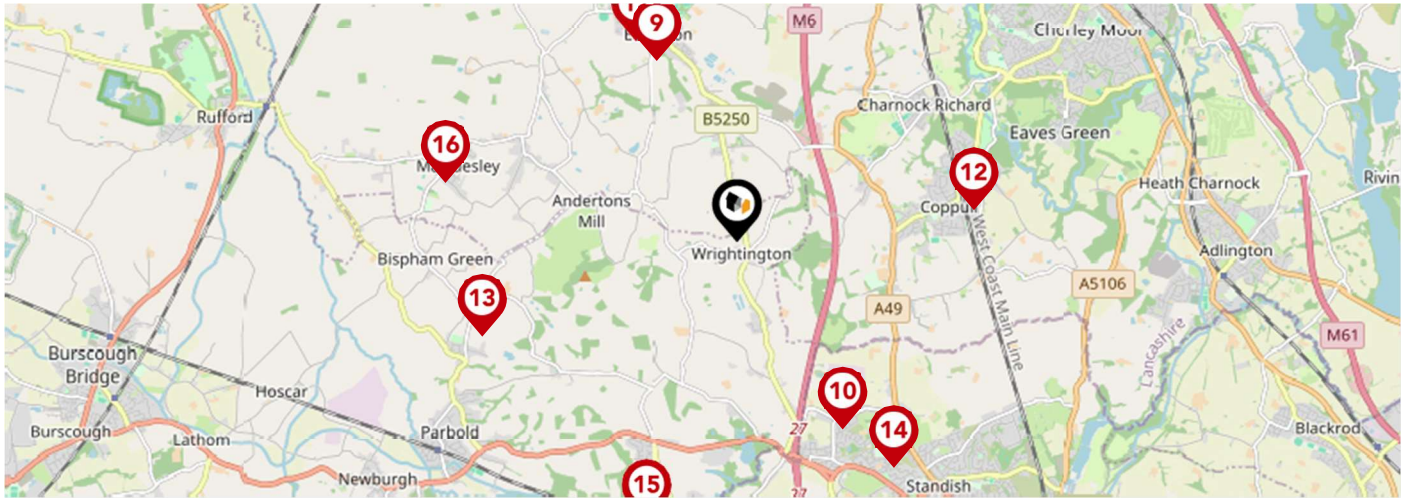










Additional EPC Data

Property Type:	Bungalow
Build Form:	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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 64% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	143 m ²

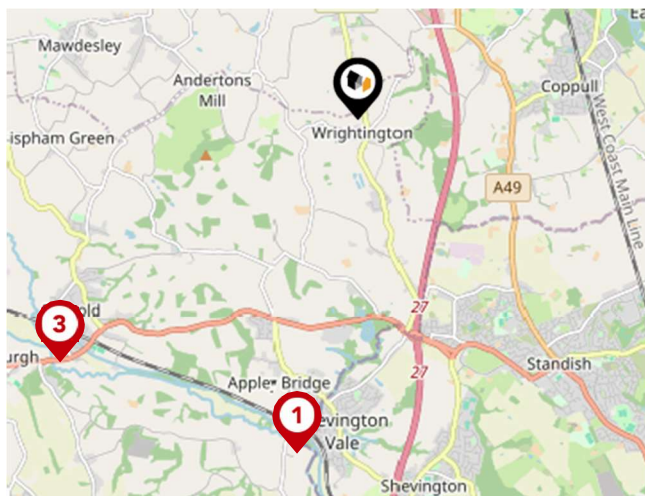


		Nursery	Primary	Secondary	College	Private
	Heskin Pemberton's Church of England VA Primary School Ofsted Rating: Good Pupils: 89 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wrightington Mossy Lea Primary School Ofsted Rating: Good Pupils: 19 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Oswald's Catholic Primary School, Coppull Ofsted Rating: Good Pupils: 100 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coppull St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 95 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and Paul Catholic Primary School, Mawdesley Ofsted Rating: Requires improvement Pupils: 44 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Wrightington Ofsted Rating: Good Pupils: 89 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coppull Primary School and Nursery Ofsted Rating: Good Pupils: 291 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church Charnock Richard CofE Primary School Ofsted Rating: Good Pupils: 201 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



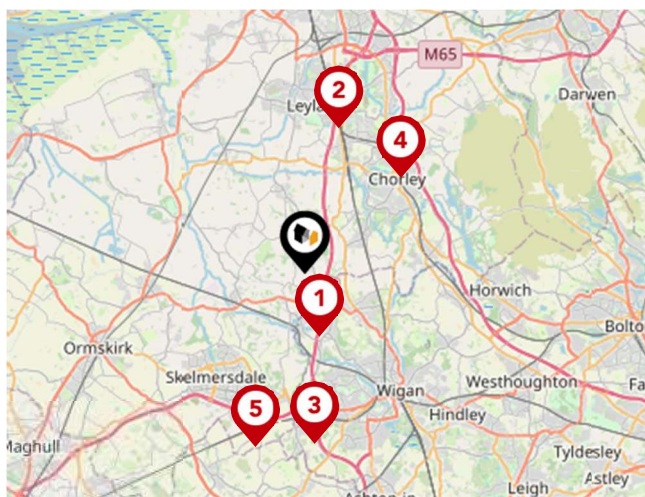
		Nursery	Primary	Secondary	College	Private
	Ecclestone St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 174 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	My Life Learning Ofsted Rating: Inadequate Pupils:0 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ecclestone Primary School Ofsted Rating: Good Pupils: 203 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coppull Parish Church of England Primary School Ofsted Rating: Good Pupils: 191 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Durning's Endowed Primary School Ofsted Rating: Outstanding Pupils: 85 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Standish Community High School Ofsted Rating: Good Pupils: 1297 Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Appley Bridge All Saints Church of England Primary Academy Ofsted Rating: Good Pupils: 137 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mawdesley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 86 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



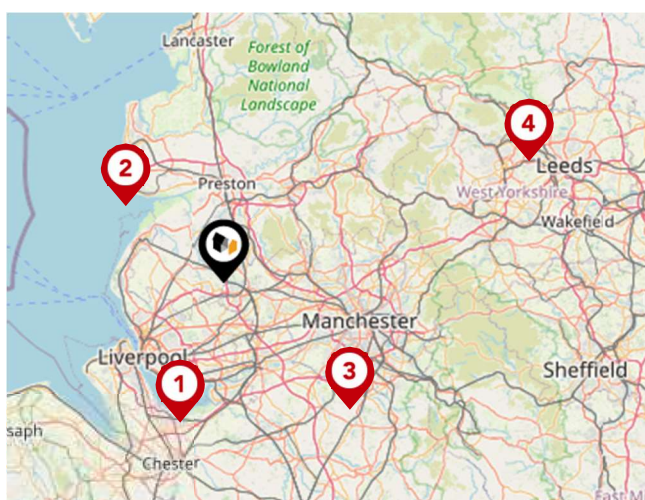
National Rail Stations

Pin	Name	Distance
	Appley Bridge Rail Station	2.97 miles
	Euxton Balshaw Lane Rail Station	3.05 miles
	Parbold Rail Station	3.37 miles



Trunk Roads/Motorways

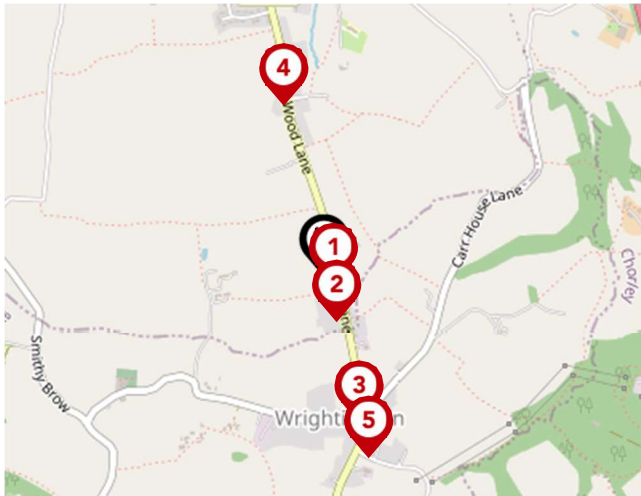
Pin	Name	Distance
	M6 J27	2.27 miles
	M6 J28	5.21 miles
	M6 J26	6.03 miles
	M61 J8	4.76 miles
	M58 J5	6.36 miles



Airports/Helipads

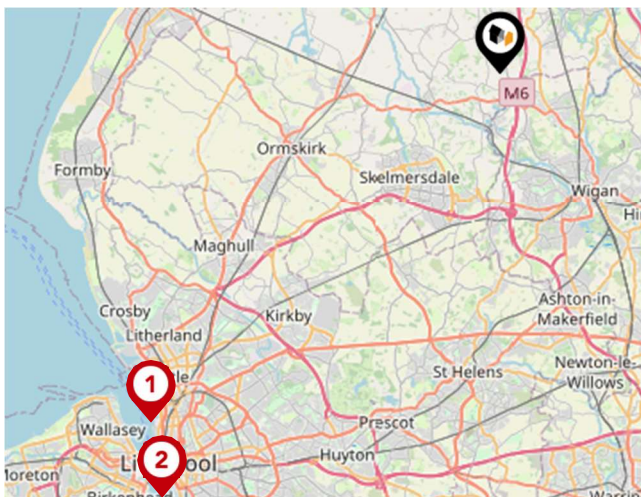
Pin	Name	Distance
	Speke	20.55 miles
	Highfield	17.48 miles
	Manchester Airport	25.28 miles
	Leeds Bradford Airport	46.11 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rivington View	0.03 miles
2	Rivington View	0.11 miles
3	Corner House	0.33 miles
4	Village Hall	0.39 miles
5	Church Lane	0.41 miles



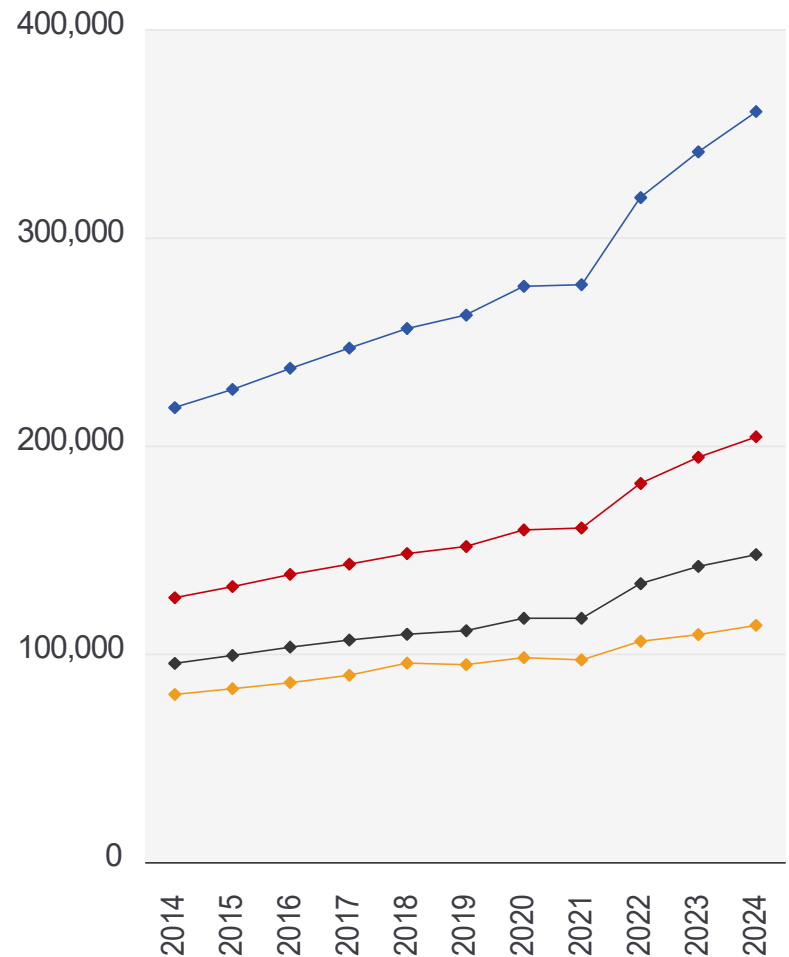
Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	17.4 miles
2	Liverpool Pier Head Ferry Terminal	19.12 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in PR7



Detached

+65.15%

Semi-Detached

+60.86%

Terraced

+54.85%

Flat

+41.19%

Redpath Leach Estate Agents

About Us



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.

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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