

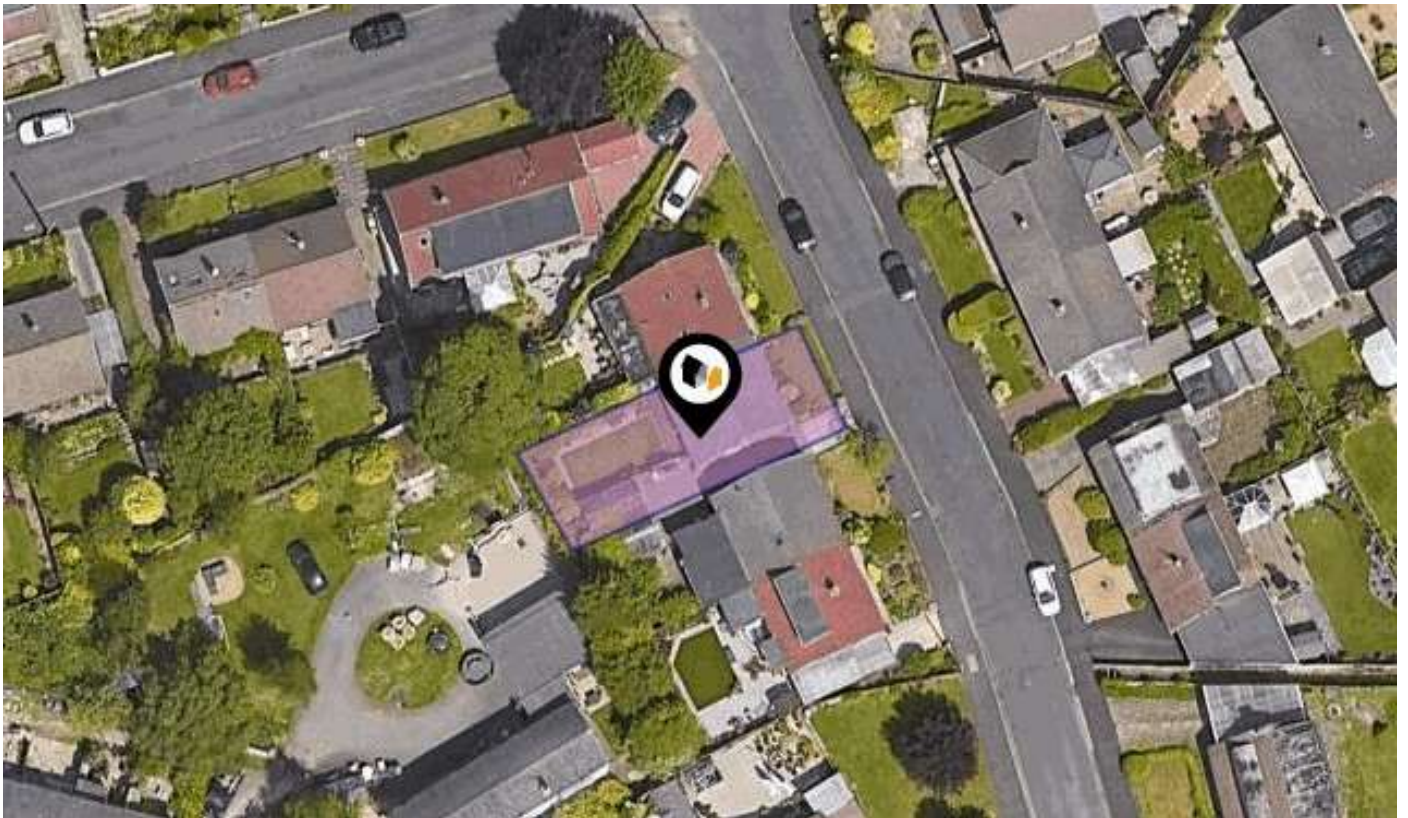


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



DAVENPORT FOLD ROAD, BOLTON, BL2 4HA.

Asking Price: £200,000

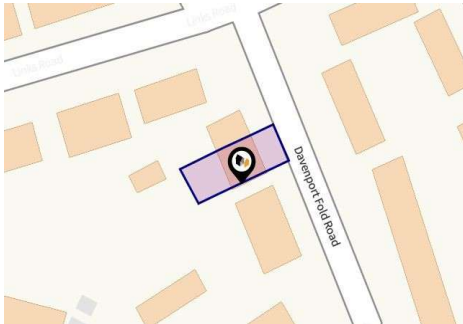
Redpath Leach Estate Agents

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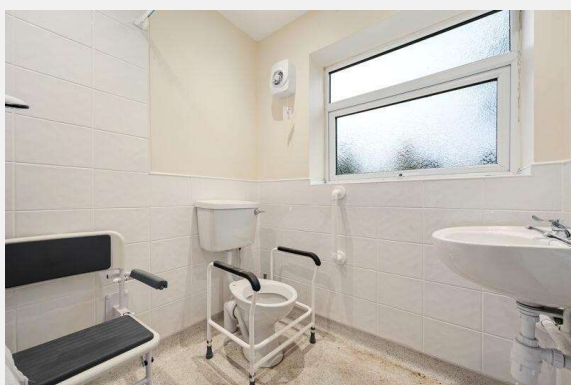
Property

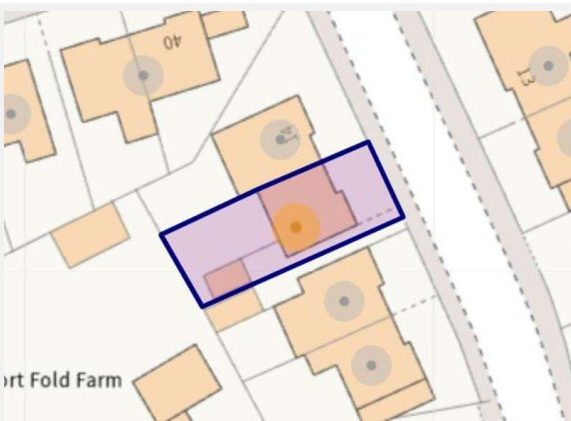
Type:	Semi-Detached	Asking Price:	£200,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	581 ft ² / 54 m ²	Start Date:	24/03/1959
Plot Area:	0.06 acres	End Date:	25/03/2959
Council Tax :	Band B	Lease Term:	1000 years from 25 March 1959
Annual Estimate:	£1,670	Term Remaining:	934 years
Title Number:	GM127839		

Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
◆ Rivers & Seas	No Risk	3	218	1000
◆ Surface Water	Low	mb/s	mb/s	mb/s
				

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

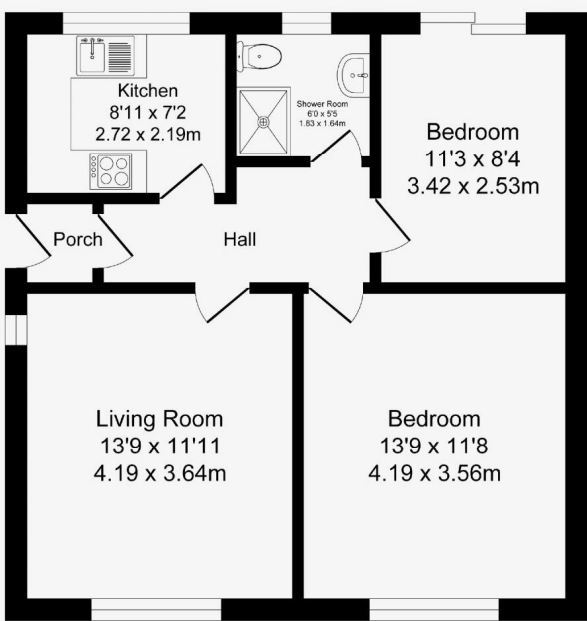




DAVENPORT FOLD ROAD, BOLTON, BL2 4HA.

Total Approx. Floor Area 616 Sq.ft. (57.2 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.



Approx. Floor
Area 616 Sq.Ft
(57.2 Sq.M.)

Property EPC - Certificate



BOLTON, BL2		Energy rating	
		C	
Valid until 20.11.2034			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

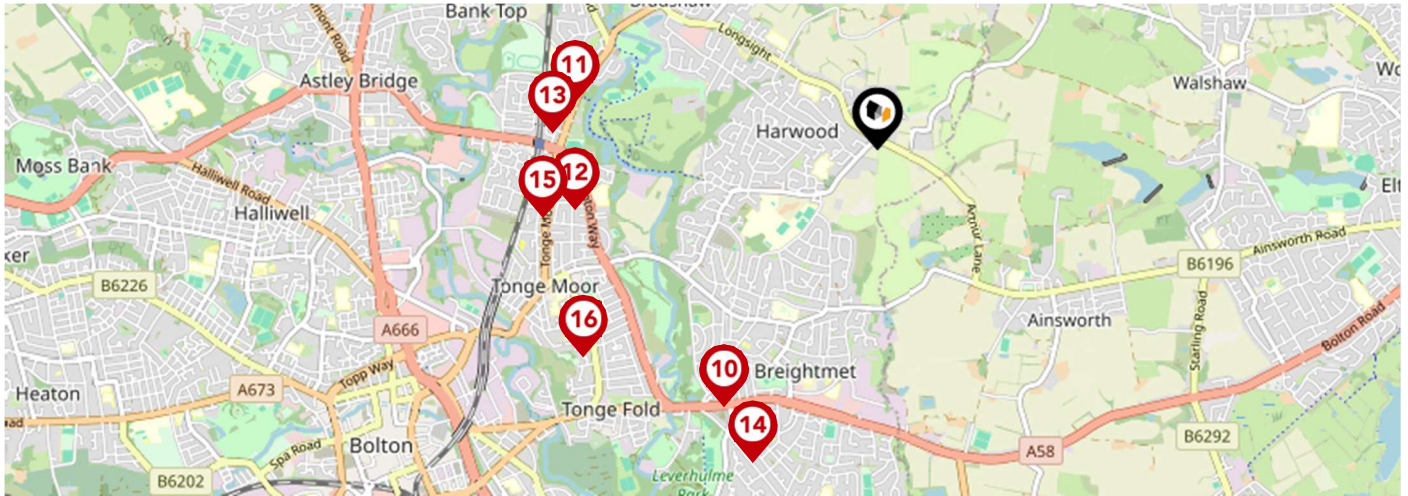


Additional EPC Data

Property Type:	Semi-detached bungalow
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:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	54 m ²

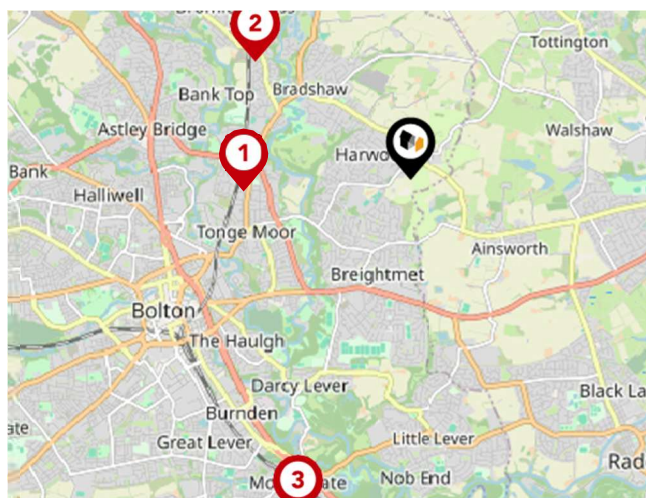


		Nursery	Primary	Secondary	College	Private
	Harwood Meadows Primary School Ofsted Rating: Good Pupils: 226 Distance:0.25	☐	☒	☐	☐	☐
	Hardy Mill Primary School Ofsted Rating: Good Pupils: 320 Distance:0.27	☐	☒	☐	☐	☐
	St Brendan's RC Primary School, Harwood, Bolton Ofsted Rating: Good Pupils: 202 Distance:0.5	☐	☒	☐	☐	☐
	Firwood High School Ofsted Rating: Good Pupils: 212 Distance:0.55	☐	☐	☒	☐	☐
	Bolton St Catherine's Academy Ofsted Rating: Requires improvement Pupils: 1051 Distance:0.55	☐	☒	☒	☐	☐
	Red Lane Primary School Ofsted Rating: Good Pupils: 492 Distance:0.89	☐	☒	☐	☐	☐
	Christ Church Ainsworth Church of England Primary School Ofsted Rating: Good Pupils: 250 Distance:0.98	☐	☒	☐	☐	☐
	St Maxentius CofE Primary School Ofsted Rating: Good Pupils: 186 Distance:1.09	☐	☒	☐	☐	☐



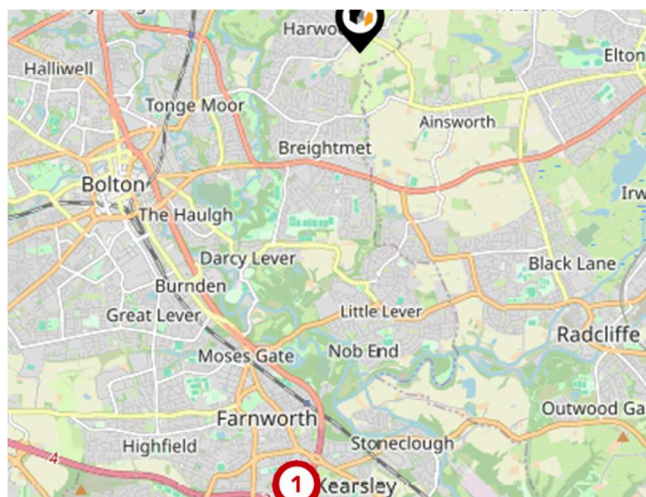
		Nursery	Primary	Secondary	College	Private
	Forwards Centre Ofsted Rating: Good Pupils: 40 Distance:1.31	☐	☒	☐	☐	☐
	Park School Teaching Service Ofsted Rating: Good Pupils: 11 Distance:1.31	☐	☐	☒	☐	☐
	Canon Slade School Ofsted Rating: Requires improvement Pupils: 1753 Distance:1.35	☐	☐	☒	☐	☐
	Birtenshaw College Ofsted Rating: Requires improvement Pupils:0 Distance:1.35	☐	☐	☒	☐	☐
	St Columba's RC Primary School Ofsted Rating: Good Pupils: 238 Distance:1.43	☐	☒	☐	☐	☐
	Leverhulme Community Primary School Ofsted Rating: Good Pupils: 456 Distance:1.48	☐	☒	☐	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 230 Distance:1.5	☐	☒	☐	☐	☐
	Moorgate Primary School Ofsted Rating: Outstanding Pupils: 331 Distance:1.58	☐	☒	☐	☐	☐

Area Transport (National)



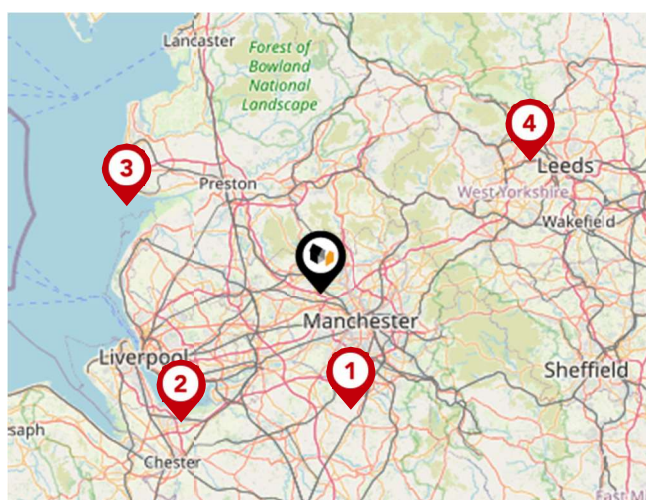
National Rail Stations

Pin	Name	Distance
	Hall i' th' Wood Rail Station	1.49 miles
	Bromley Cross Rail Station	1.74 miles
	Moses Gate Rail Station	3.14 miles



Trunk Roads/Motorways

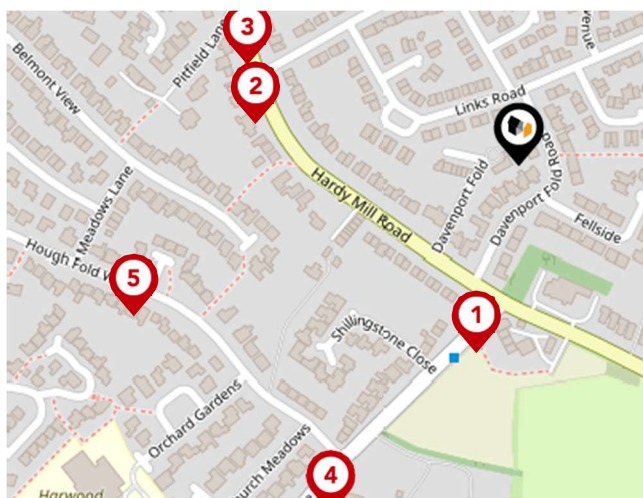
Pin	Name	Distance
	M61 J3	4.16 miles
	M61 J2	4.72 miles
	M61 J1	5.02 miles
	M60 J15	5.25 miles
	M60 J16	5.29 miles



Airports/Helipads

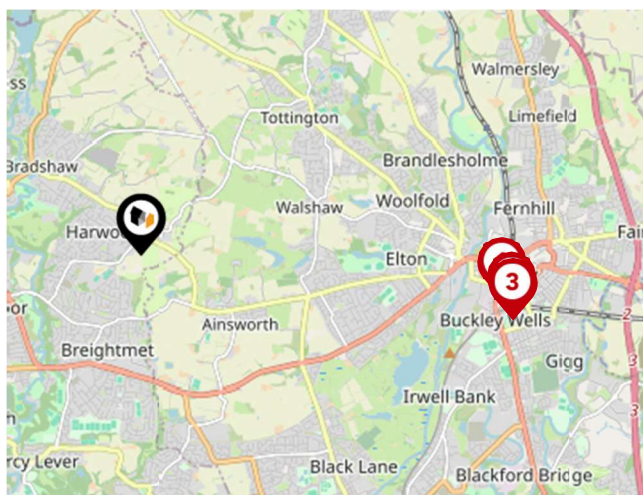
Pin	Name	Distance
	Manchester Airport	16.91 miles
	Speke	26.74 miles
	Highfield	29.92 miles
	Leeds Bradford Airport	34.75 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Shillingstone Close	0.11 miles
	Bramhall Avenue	0.15 miles
	Bramhall Avenue	0.16 miles
	Hough Fold Way	0.22 miles
	Ash Grove	0.23 miles



Local Connections

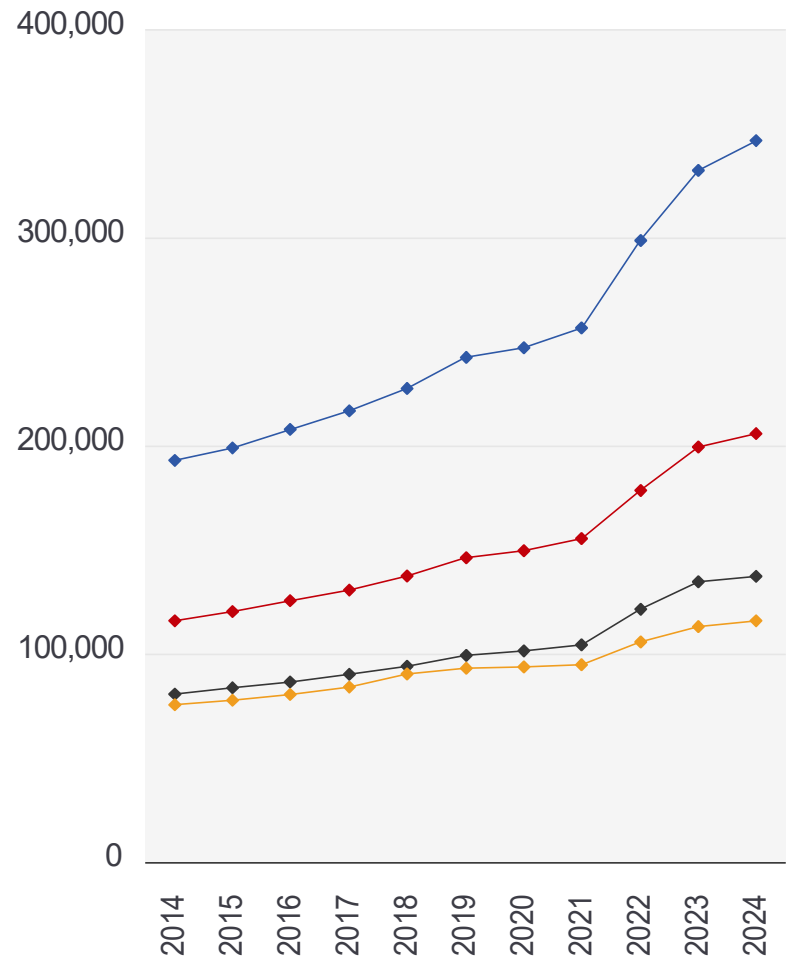
Pin	Name	Distance
	Bury Bolton Street (East Lancashire Railway)	3.18 miles
	Bury Interchange (Manchester Metrolink)	3.29 miles
	Bury (Manchester Metrolink)	3.31 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BL2



Detached

+79.64%

Semi-Detached

+77.57%

Terraced

+70.16%

Flat

+53.58%

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.

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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