

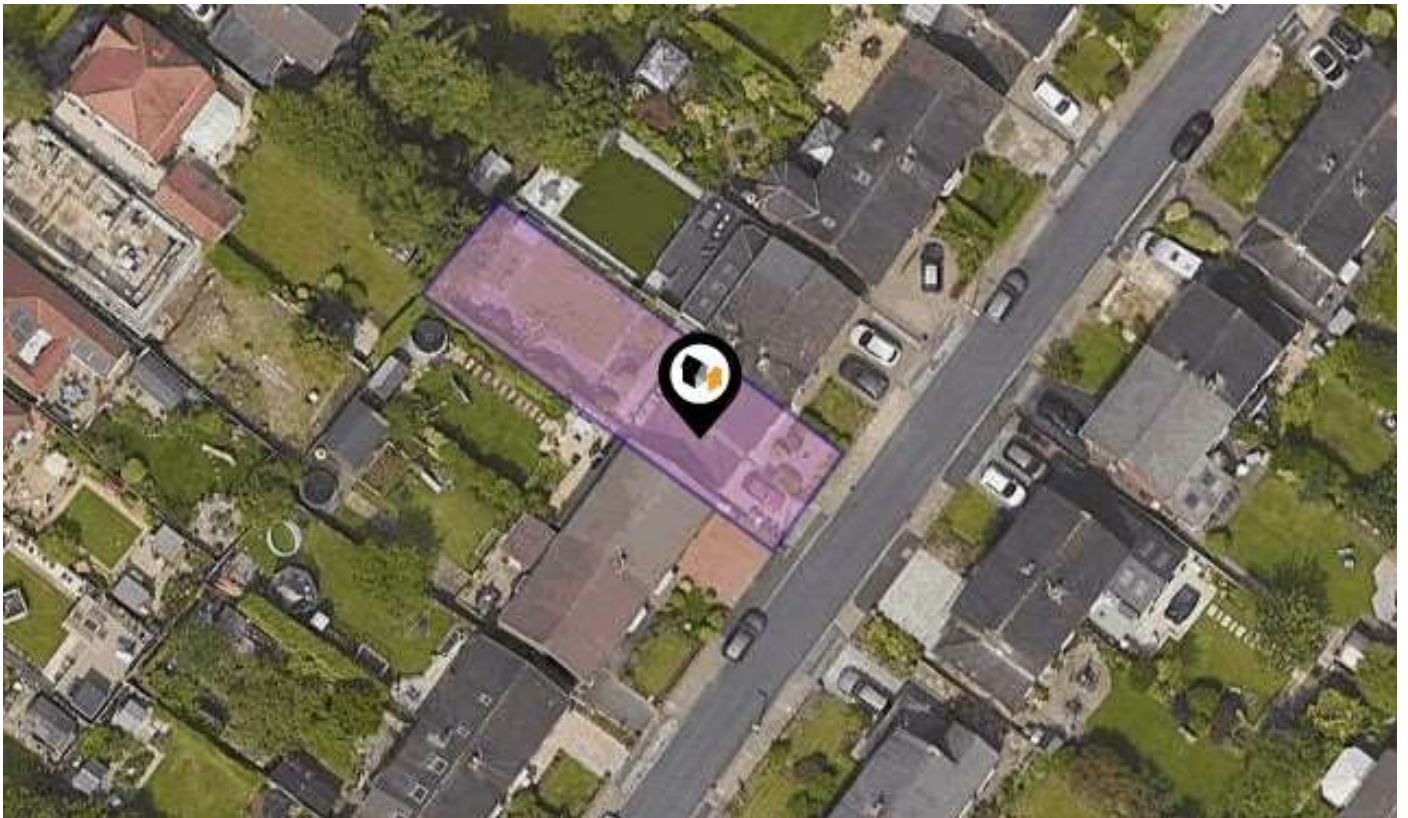


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



AINSCOW AVENUE, BOLTON, BL6 4LR.

Asking Price: £275,000

Redpath Leach Estate Agents

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

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk

Property Overview



Property

Type:	Semi-Detached	Asking Price:	£275,000
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,147		
Title Number:	GM345522		

Local Area

Local Authority:	Bolton	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
◆ Rivers & Seas	No Risk	6	52	1000
◆ Surface Water	Low	mb/s	mb/s	mb/s

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

Property Multiple Title Plans



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



MAN53605

Leasehold Title Plan

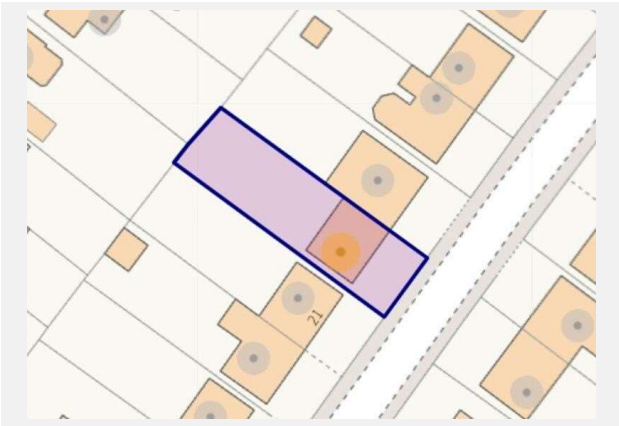


GM345522

Start Date:	20/11/1956	Start Date:	24/02/1958
End Date:	12/11/2955	End Date:	12/11/2955
Lease Term:	999 years from 12 November 1956	Lease Term:	999 years from 12 November 1956
Term	931 years	Term	931 years
Remaining:		Remaining:	



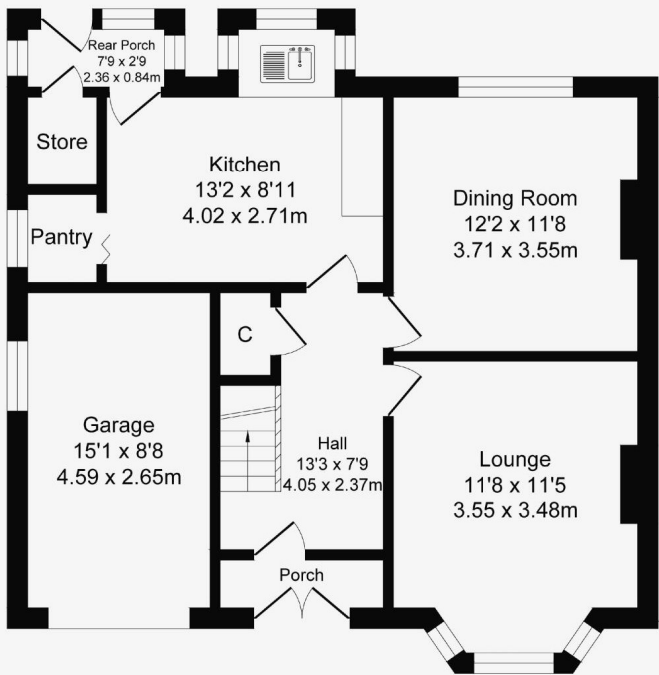




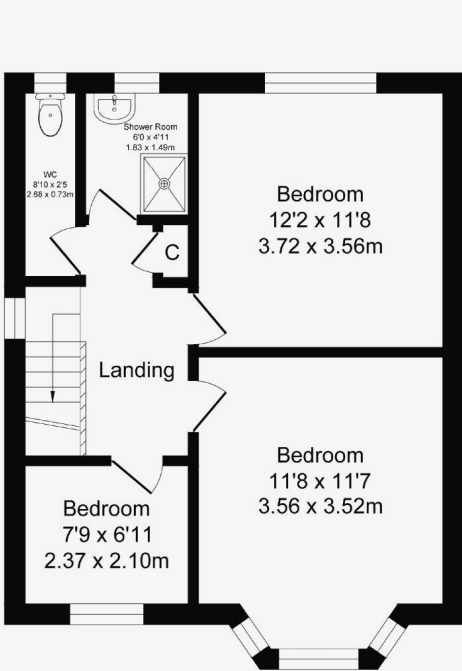
AINSCOW AVENUE, BOLTON, BL6 4LR.

Total Approx. Floor Area 1271 Sq.ft. (118.1 Sq.M.)

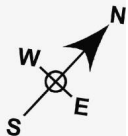
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



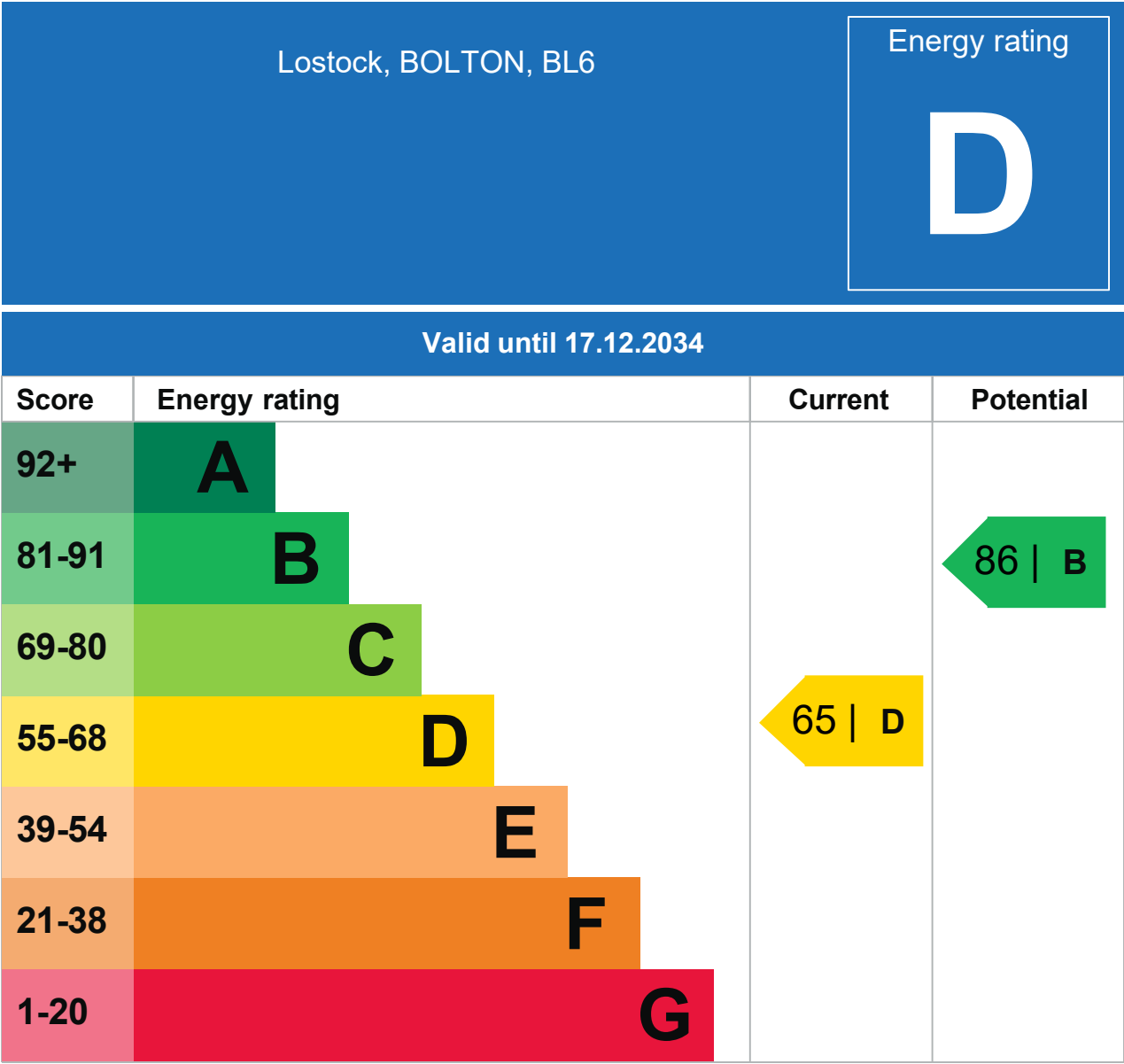
Ground Floor
Approx. Floor
Area 772 Sq.Ft
(71.7 Sq.M.)



First Floor
Approx. Floor
Area 499 Sq.Ft
(46.4 Sq.M.)



Property EPC - Certificate



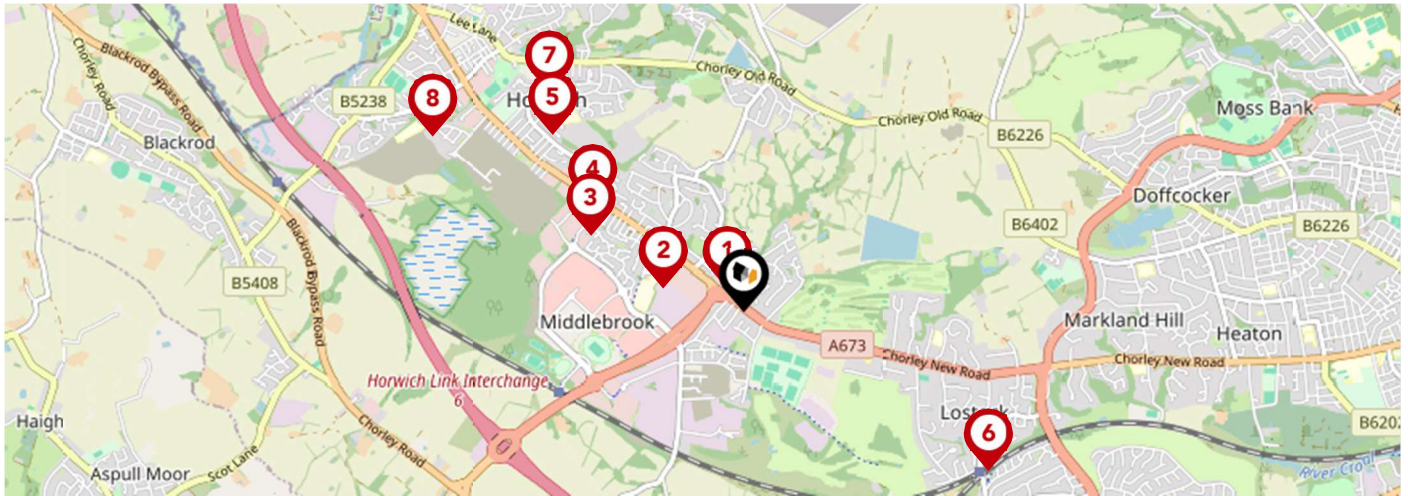
Property









EPC - Additional Data

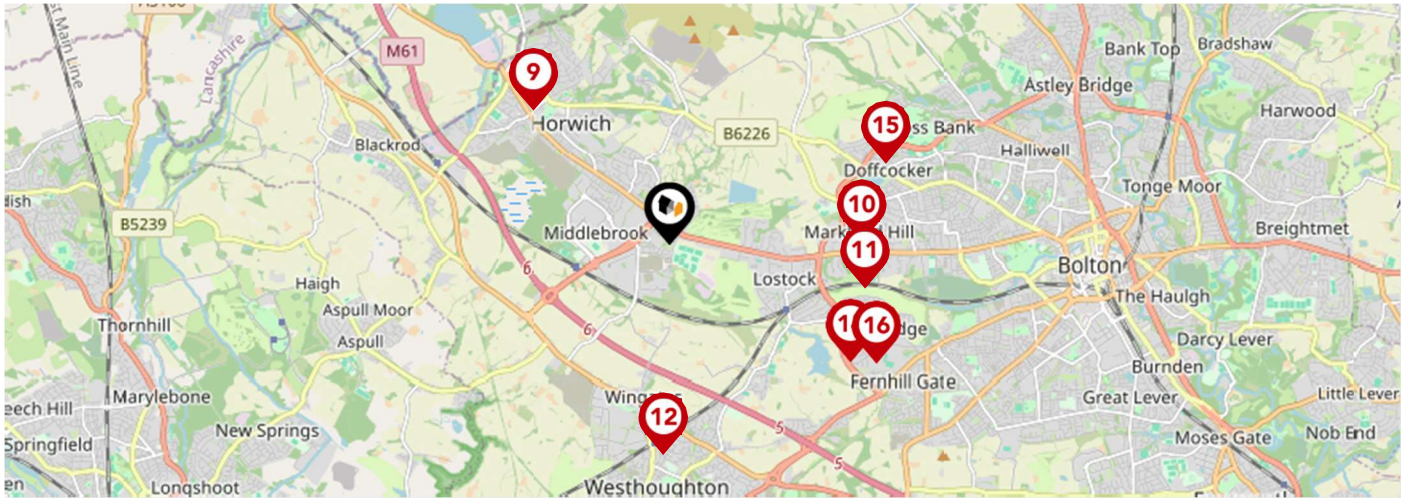










Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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 all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	79 m ²

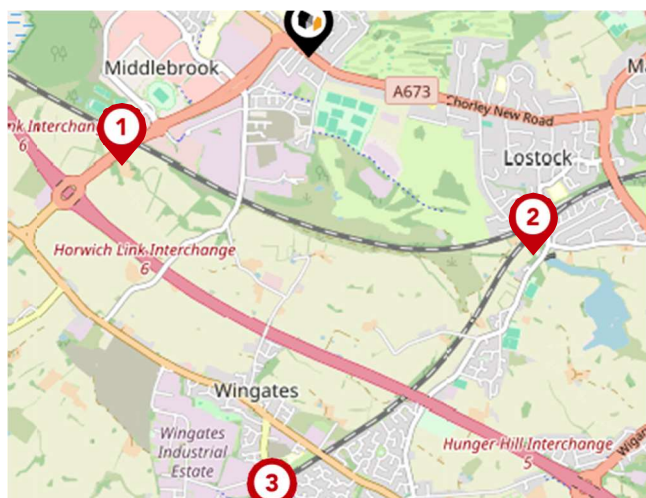


		Nursery	Primary	Secondary	College	Private
	Claypool Primary School Ofsted Rating: Good Pupils: 218 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's RC High School Ofsted Rating: Requires improvement Pupils: 1045 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chorley New Road Primary Academy Ofsted Rating: Good Pupils: 314 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's RC Primary School Ofsted Rating: Good Pupils: 214 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever Park School Ofsted Rating: Good Pupils: 97 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horwich Parish CofE Primary School Ofsted Rating: Good Pupils: 330 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's CofE Primary School Ofsted Rating: Good Pupils: 239 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



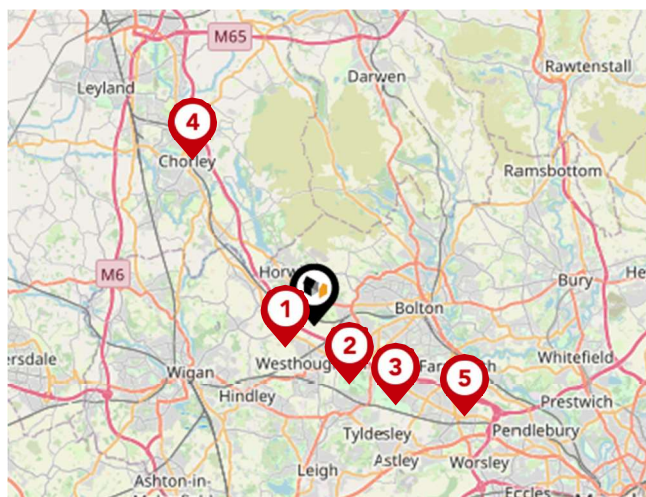
		Nursery	Primary	Secondary	College	Private
	Beacon Primary School Ofsted Rating: Good Pupils: 198 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Markland Hill Primary School Ofsted Rating: Outstanding Pupils: 316 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleavelands Prep School Ofsted Rating: Not Rated Pupils: 126 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Gates Primary School Ofsted Rating: Good Pupils: 311 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernard's RC Primary School, Bolton Ofsted Rating: Good Pupils: 202 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaumont Primary School Ofsted Rating: Good Pupils: 219 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Johnson Fold Community Primary School Ofsted Rating: Outstanding Pupils: 229 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ladybridge Community Primary School Ofsted Rating: Good Pupils: 365 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



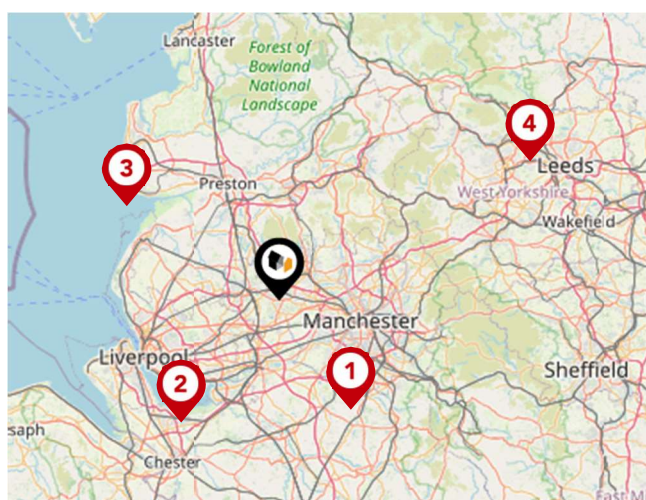
National Rail Stations

Pin	Name	Distance
	Horwich Parkway Rail Station	0.95 miles
	Lostock Rail Station	1.32 miles
	Westhoughton Rail Station	2.05 miles



Trunk Roads/Motorways

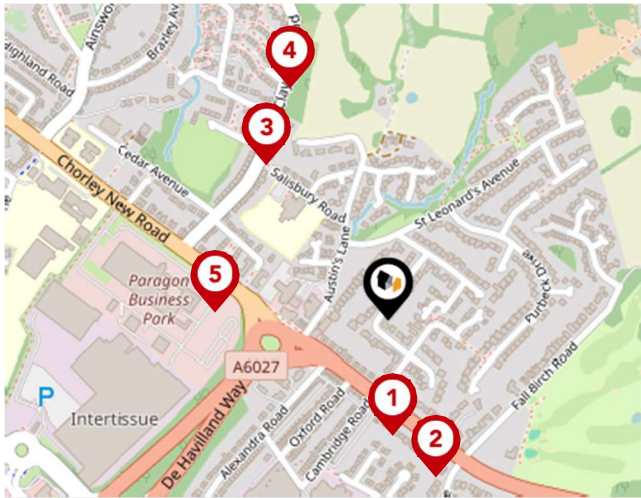
Pin	Name	Distance
	M61 J6	1.29 miles
	M61 J5	2.36 miles
	M61 J4	4.01 miles
	M61 J8	7.3 miles
	M61 J3	6.17 miles



Airports/Helipads

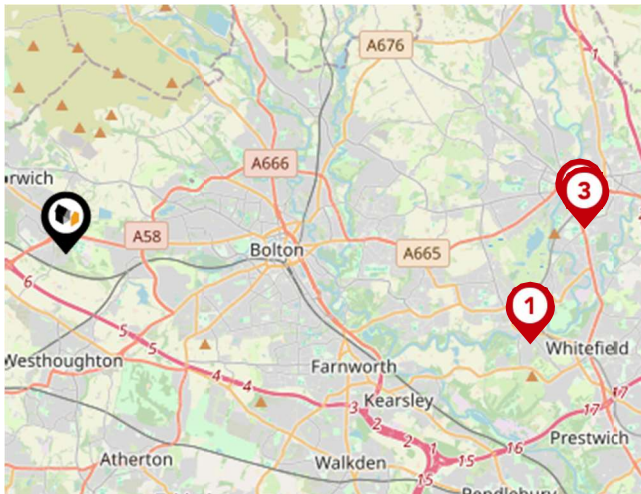
Pin	Name	Distance
	Manchester Airport	18.43 miles
	Speke	21.99 miles
	Highfield	25.21 miles
	Leeds Bradford Airport	40.28 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cambridge Road	0.13 miles
2	Ox Hey Lane	0.18 miles
3	Laburnum Grove	0.22 miles
4	Birch Tree Way	0.28 miles
5	Claypool Road	0.19 miles



Local Connections

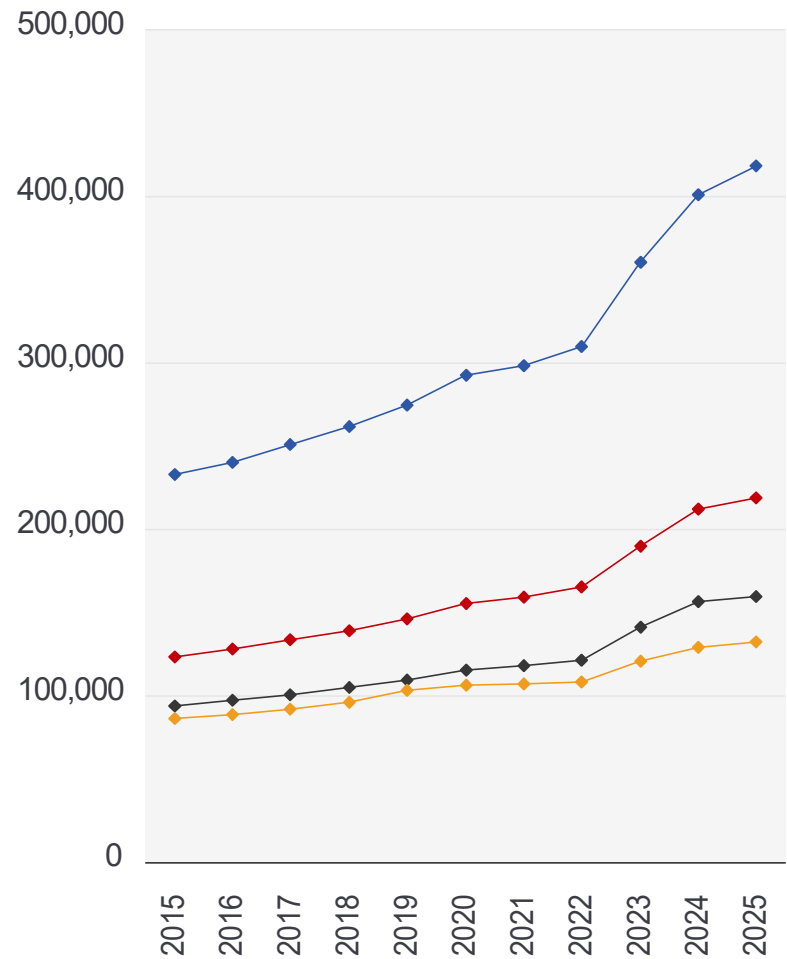
Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	8.3 miles
2	Bury Bolton Street (East Lancashire Railway)	9.05 miles
3	Bury Interchange (Manchester Metrolink)	9.13 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BL6



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.



Redpath Leach Estate Agents

17-19 Chorley New Road, Bolton,
Lancashire, BL1 4QR
01204 800292
enquiries@redpathleach.co.uk
www.redpathleach.co.uk

