

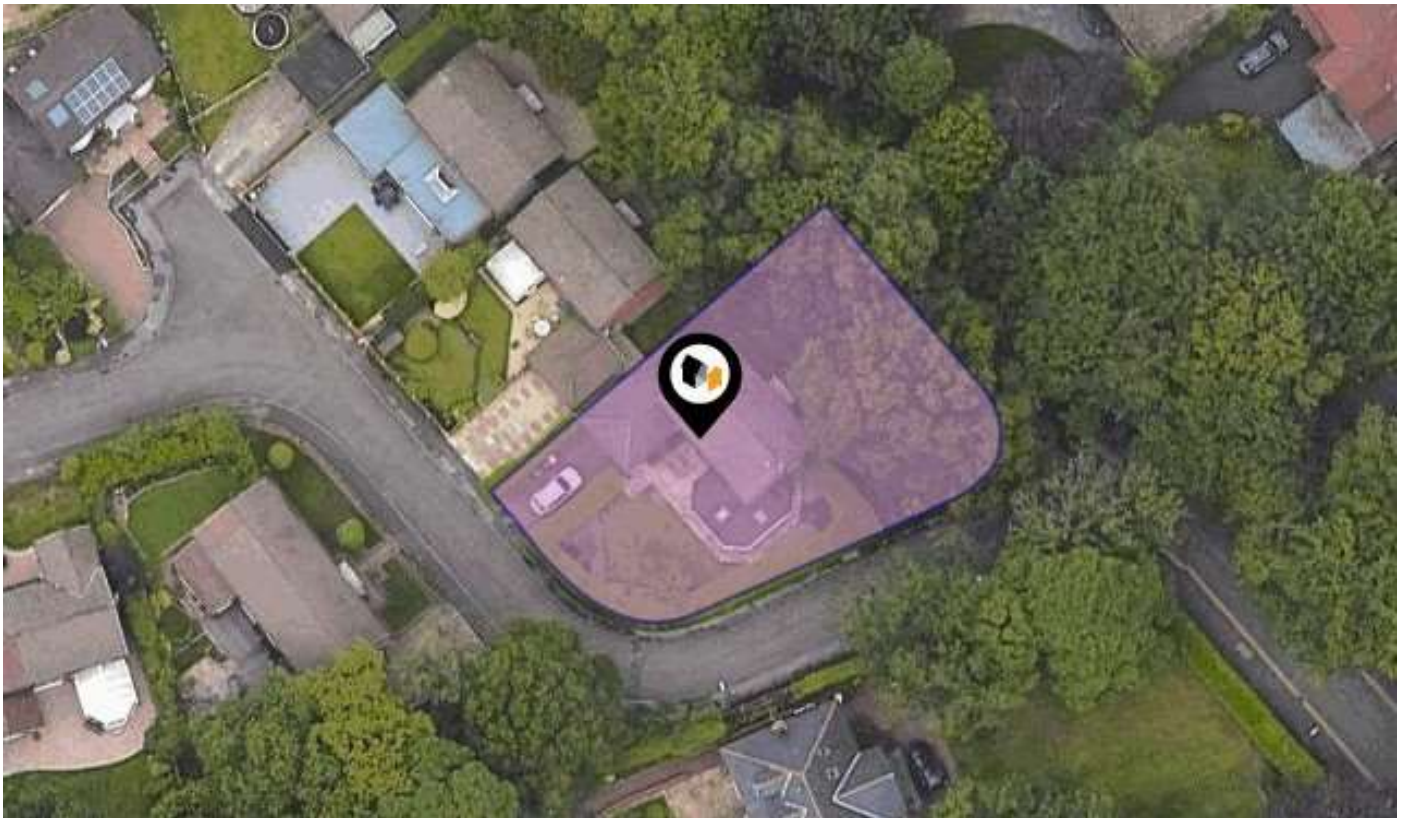


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



REGENT ROAD, LOSTOCK, BOLTON, BL6 4DE.

Offers Over: £635,000

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:	Detached	Offers Over:	£635,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,786 ft ² / 166 m ²		
Plot Area:	0.19 acres		
Council Tax :	Band F		
Annual Estimate:	£3,102		
Title Number:	GM287152		

Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
◆ Rivers & Seas	No Risk	3	35	1000
◆ Surface Water	Low	mb/s	mb/s	mb/s

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

Planning History This Address



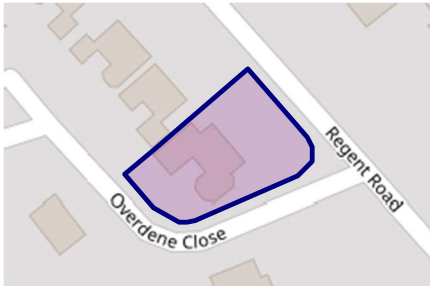
Planning records for: *Regent Road, Lostock, Bolton, BL6*

Reference - 71276/05
Decision: Appeal decided
Date: 31st May 2005
Description: CONVERSION OF EXISTING GARAGE TO KITCHEN. ERECTION OF DOUBLE GARAGE TOGETHER WITH BOUNDARY FENCE.
Reference - 72114/05
Decision: Decided
Date: 26th August 2005
Description: PRUNING OF 6 BIRCH, 3 SYCAMORE AND 1 ASH TREE.

Property Multiple Title Plans

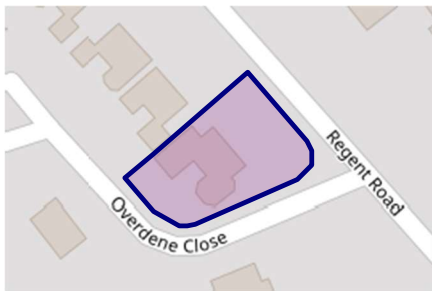


Freehold Title Plan



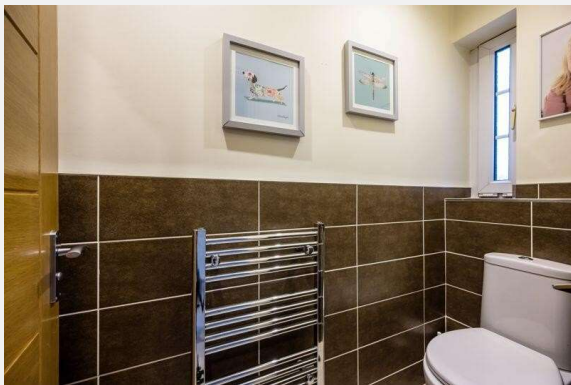
GM287152

Leasehold Title Plan



LA298120

Start Date:	15/02/1972
End Date:	16/02/2971
Lease Term:	999 years from 16 February 1972
Term Remaining:	946 years



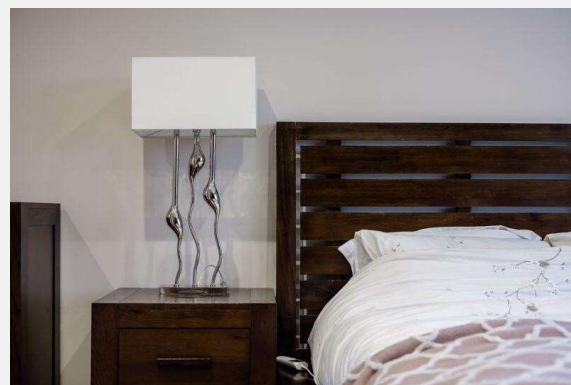
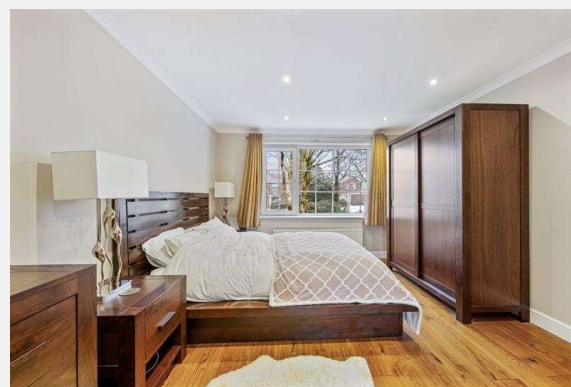
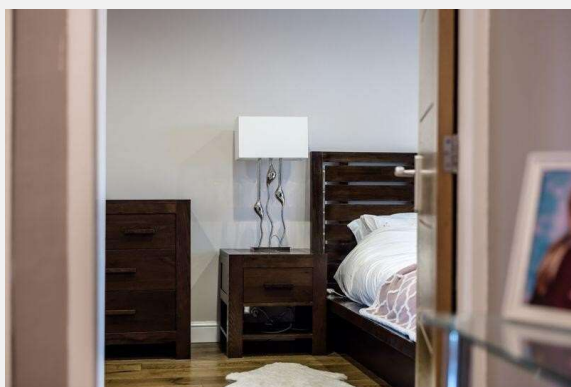
Gallery Photos

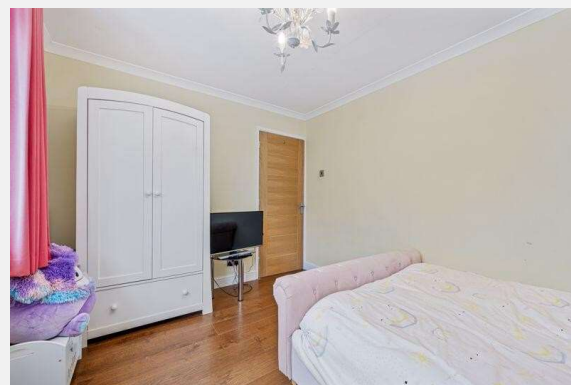
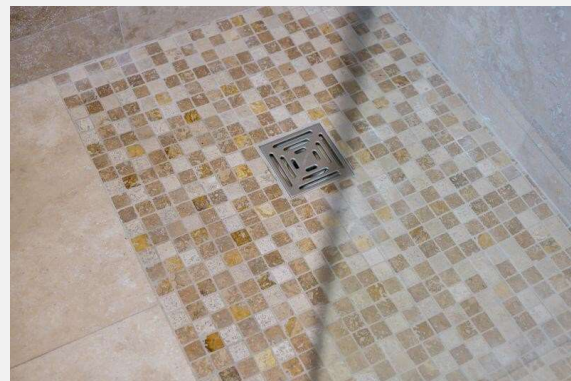


REDPATH LEACH

ESTATE AGENTS







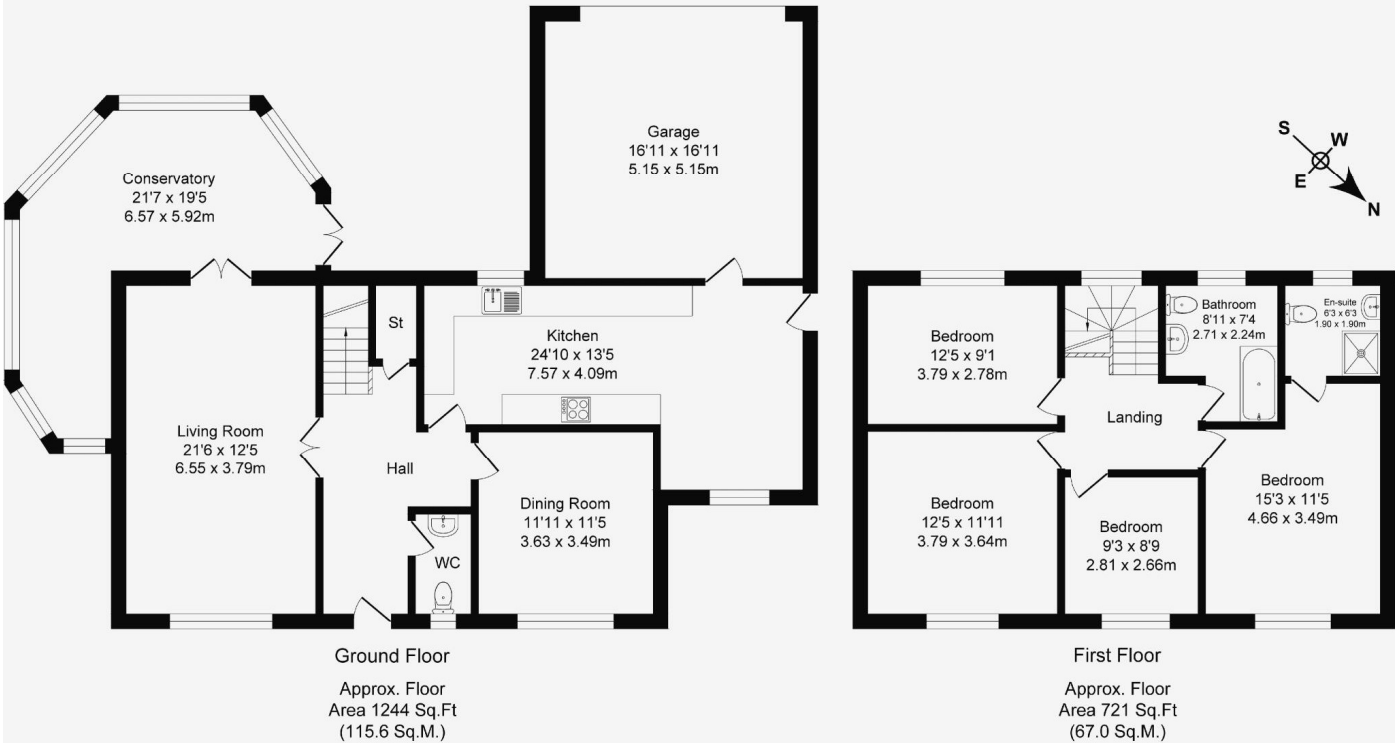




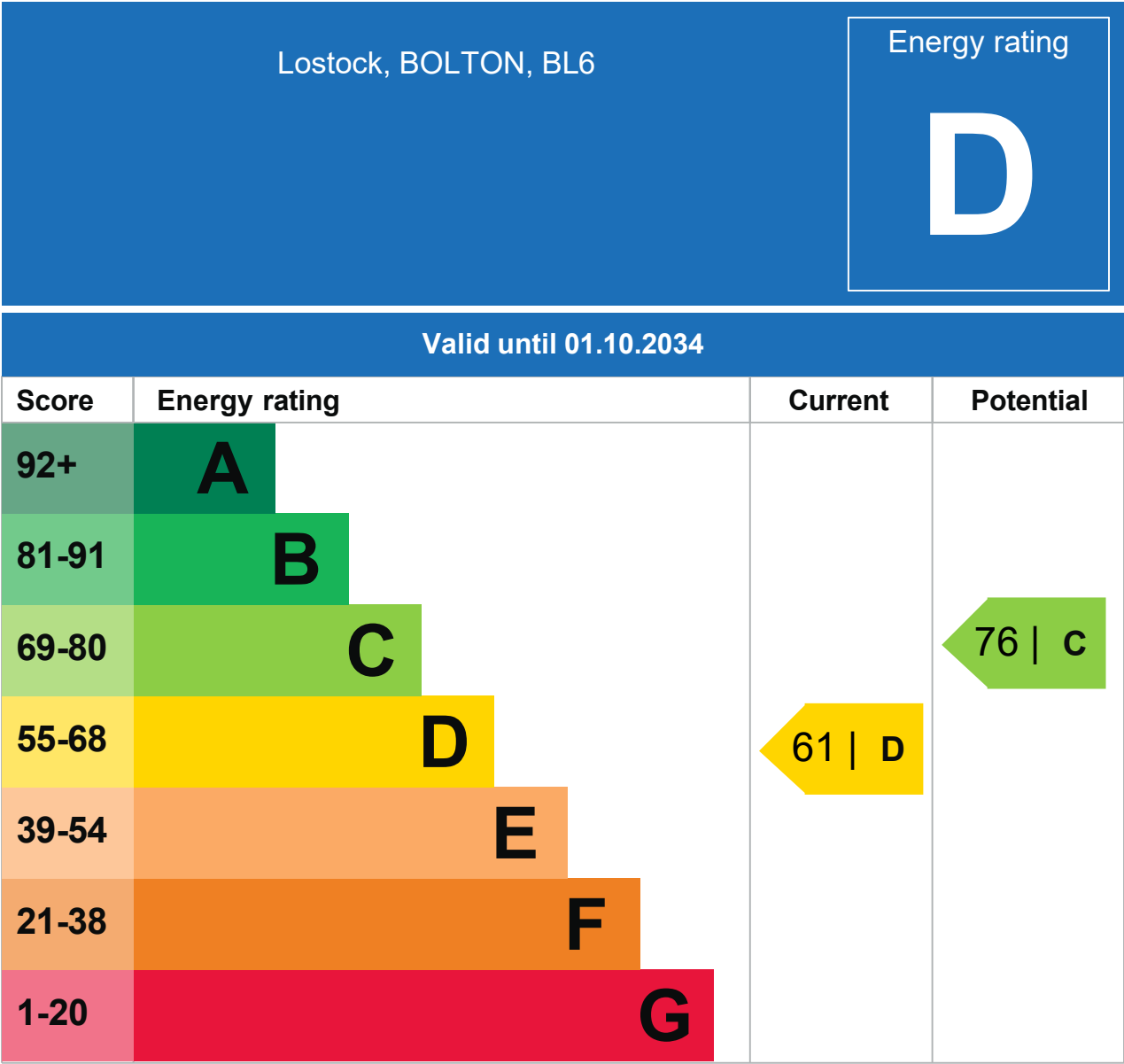
REGENT ROAD, LOSTOCK, BOLTON, BL6 4DE.

Total Approx. Floor Area 2147 Sq.ft. (199.5 Sq.M.) (Including Garage)

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.



Property EPC - Certificate



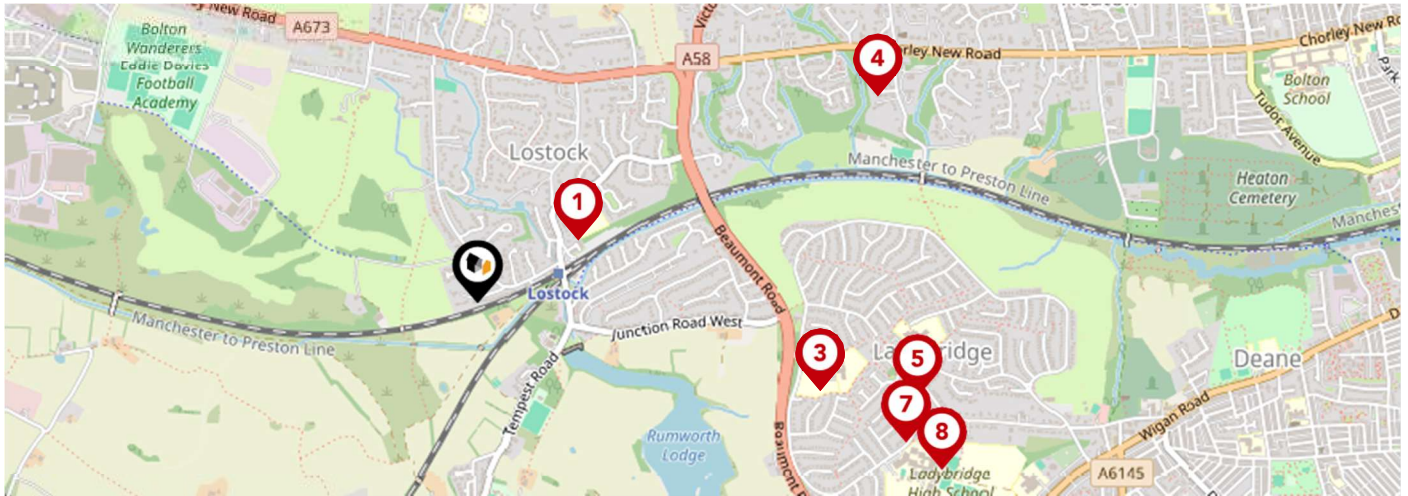
Property

EPC - Additional Data

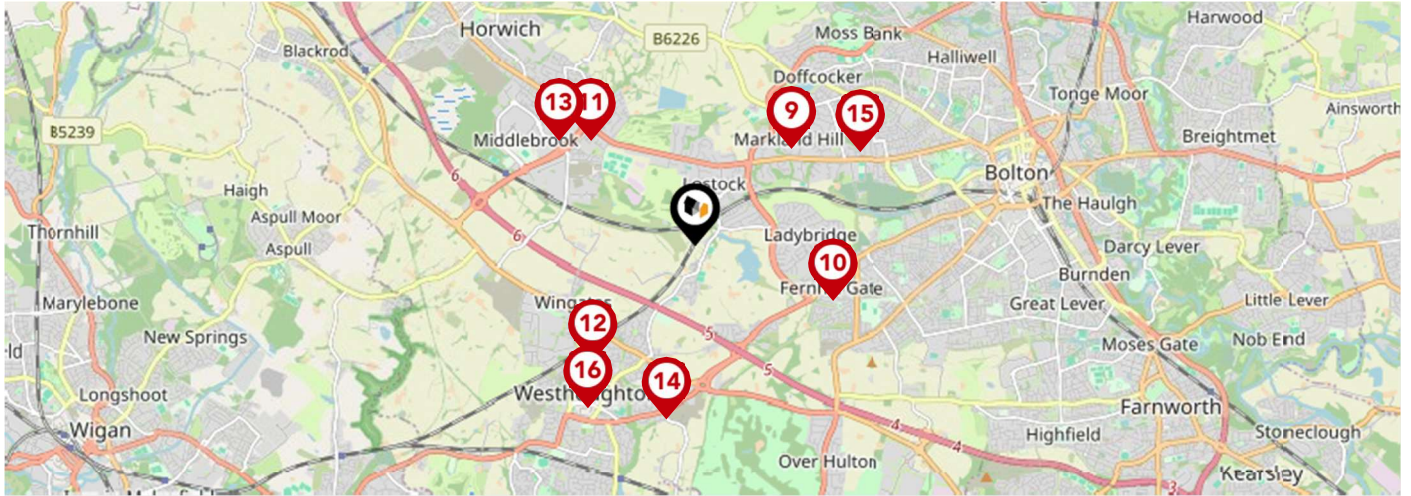










Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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 86% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	166 m ²

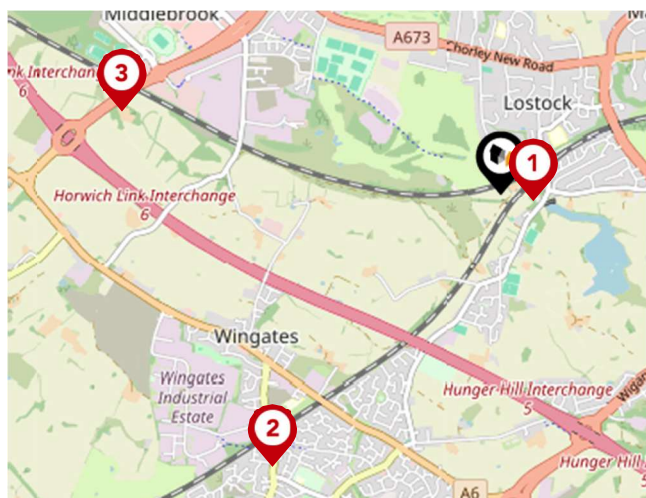


		Nursery	Primary	Secondary	College	Private
1	Lostock Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beaumont Primary School Ofsted Rating: Good Pupils: 219 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Bernard's RC Primary School, Bolton Ofsted Rating: Good Pupils: 202 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cleavelands Prep School Ofsted Rating: Not Rated Pupils: 126 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ladybridge Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Rumworth School Ofsted Rating: Outstanding Pupils: 335 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	LifeBridge ASEND Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ladybridge High School Ofsted Rating: Good Pupils: 1088 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






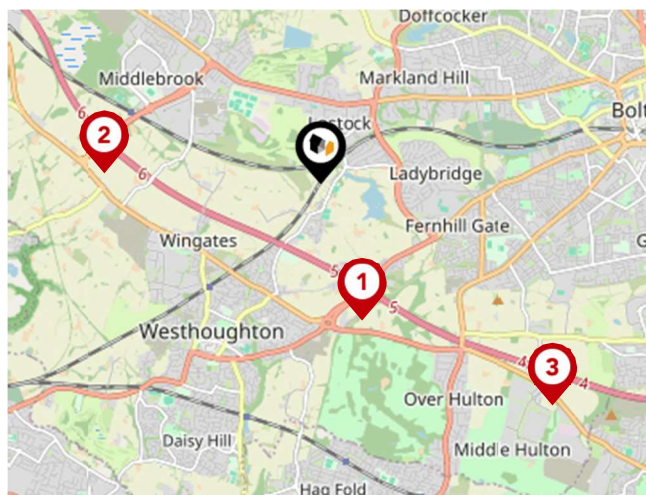
		Nursery	Primary	Secondary	College	Private
	Markland Hill Primary School Ofsted Rating: Outstanding Pupils: 316 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE Primary School, Deane Ofsted Rating: Outstanding Pupils: 505 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claypool Primary School Ofsted Rating: Good Pupils: 218 Distance:1.32	<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:1.36	<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:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas CofE Primary School Ofsted Rating: Good Pupils: 236 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas of Canterbury RC School Ofsted Rating: Good Pupils: 417 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart R.C. Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)








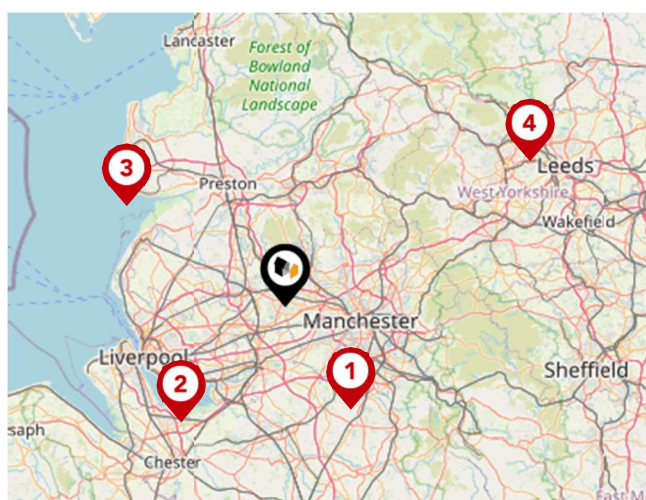
National Rail Stations

Pin	Name	Distance
	Lostock Rail Station	0.14 miles
	Westhoughton Rail Station	1.57 miles
	Horwich Parkway Rail Station	1.71 miles



Trunk Roads/Motorways

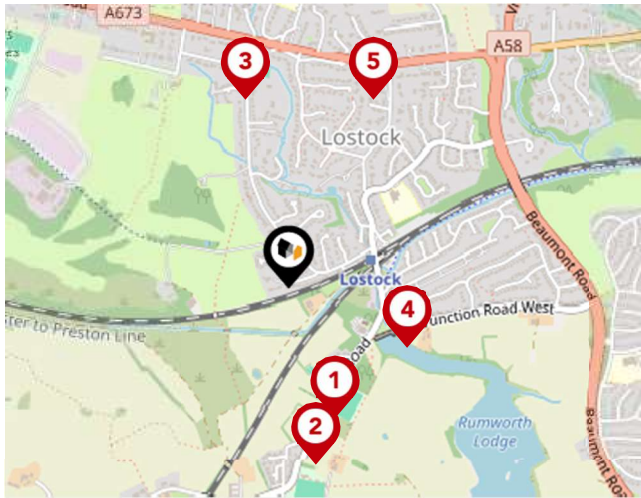
Pin	Name	Distance
	M61 J5	1.24 miles
	M61 J6	1.91 miles
	M61 J4	2.81 miles
	M61 J3	5.02 miles
	M61 J2	5.78 miles



Airports/Helipads

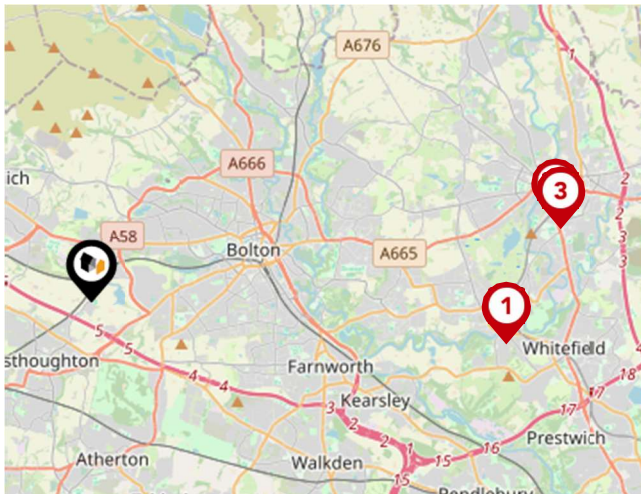
Pin	Name	Distance
	Manchester Airport	17.27 miles
	Speke	21.9 miles
	Highfield	26.38 miles
	Leeds Bradford Airport	39.97 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ellonby Rise	0.3 miles
2	Tempest Road	0.39 miles
3	Tennis Club	0.43 miles
4	Heaton Road	0.29 miles
5	Lostock Junction Lane	0.46 miles



Local Connections

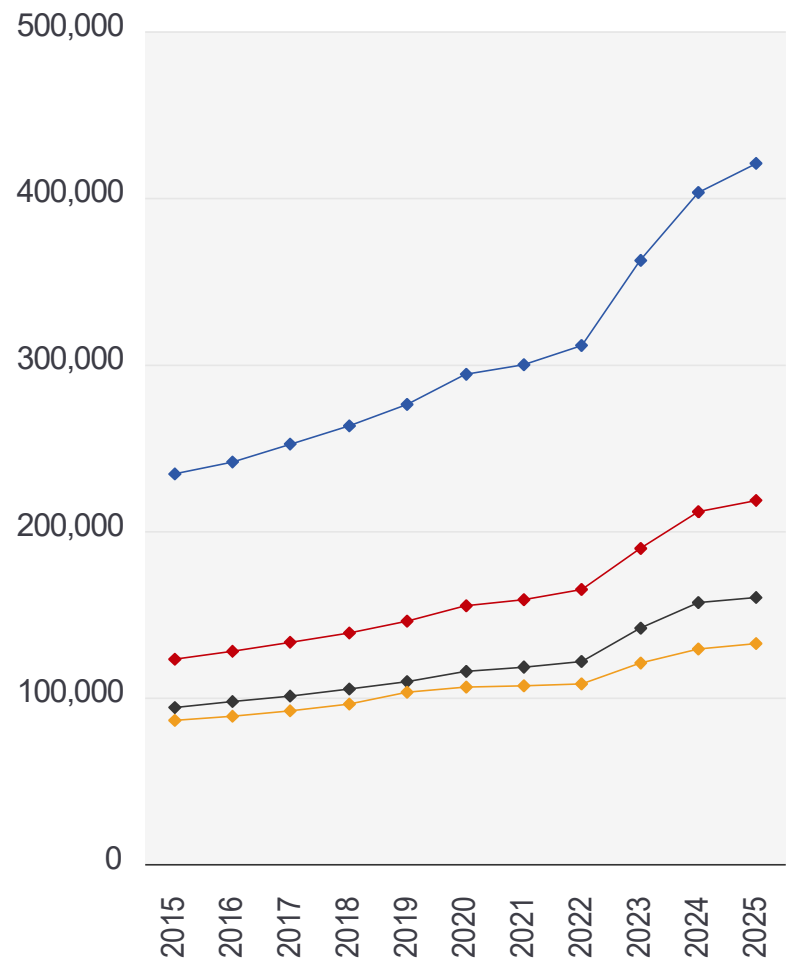
Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	7.34 miles
2	Bury Bolton Street (East Lancashire Railway)	8.31 miles
3	Bury Interchange (Manchester Metrolink)	8.37 miles

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

