



REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



VICTORY ROAD, LITTLE LEVER, BOLTON, BL3 1HY.

O.I.R.O: £280,000

Redpath Leach Estate Agents

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# Property Overview



## Property

Type:	Semi-Detached	O.I.R.O:	£280,000
Bedrooms:	4	Tenure:	Leasehold
Floor Area:	1,399 ft <sup>2</sup> / 130 m <sup>2</sup>	Start Date:	27/09/2001
Plot Area:	0.08 acres	End Date:	28/09/2126
Council Tax :	Band A	Lease Term:	125 years from 28 September 2001
Annual Estimate:	£1,432	Term Remaining:	101 years
Title Number:	GM883153		

## Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
◆ Rivers & Seas	No Risk	6	110	1000
◆ Surface Water	Very Low	mb/s	mb/s	mb/s

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

# Property Multiple Title Plans



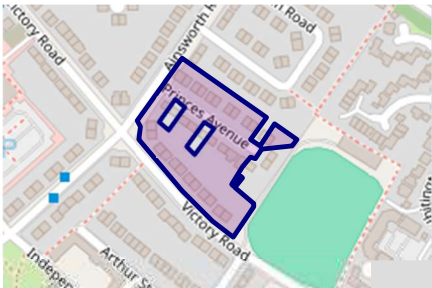
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



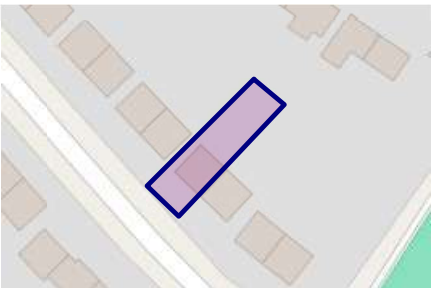
MAN166372

## Leasehold Title Plans



MAN180050

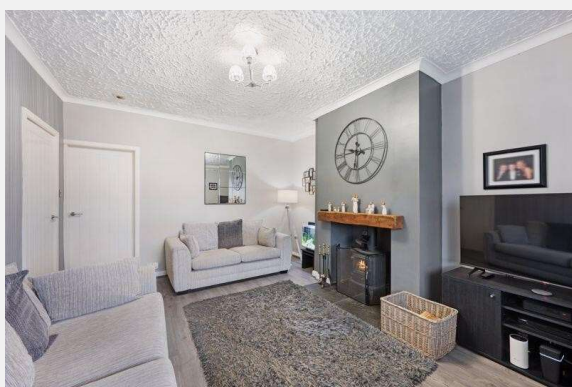
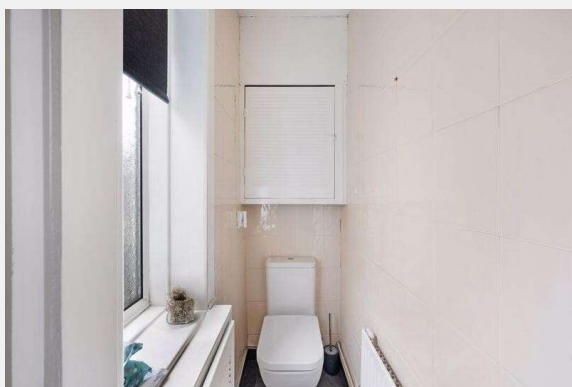
Start Date:	27/09/2001
End Date:	28/09/2126
Lease Term:	125 years from 28 September 2001
Term Remaining:	101 years



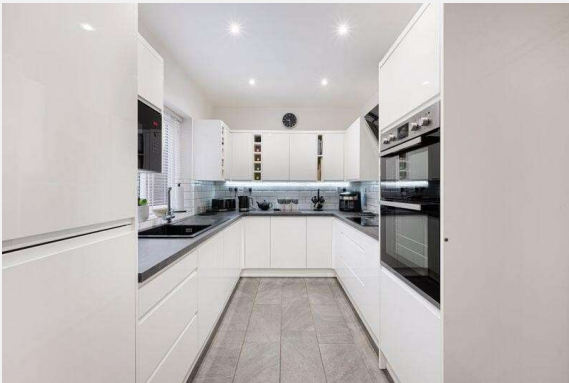
GM883153

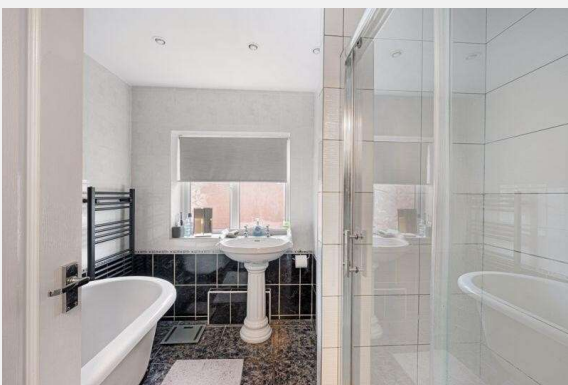
Start Date:	26/11/1920
End Date:	01/05/2876
Lease Term:	999 years (less 10 days) from 1 May 1877
Term Remaining:	851 years



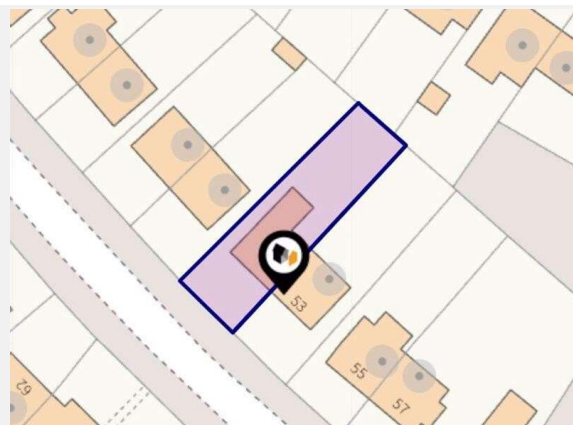








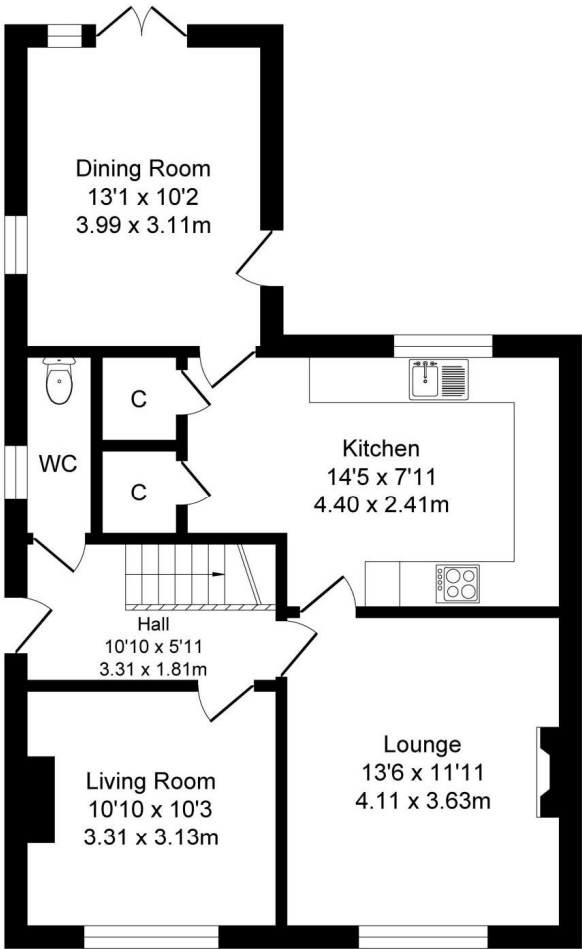




## VICTORY ROAD, LITTLE LEVER, BOLTON, BL3 1HY.

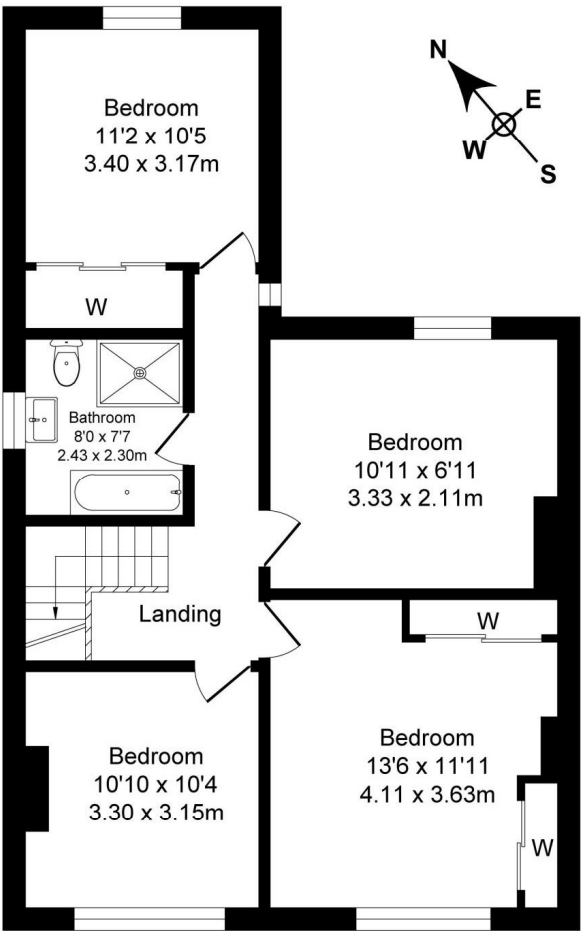
Total Approx. Floor Area 1434 Sq.ft. (133.2 Sq.M.)

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 717 Sq.Ft  
(66.6 Sq.M.)



First Floor

Approx. Floor  
Area 717 Sq.Ft  
(66.6 Sq.M.)



# Property EPC - Certificate



Victory Road, Little Lever, BL3

Energy rating

D

Valid until 16.07.2025

Score	Energy rating	Current	Potential
92+	A		<div>82   B</div>
81-91	B		
69-80	C		
55-68	D	<div>62   D</div>	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

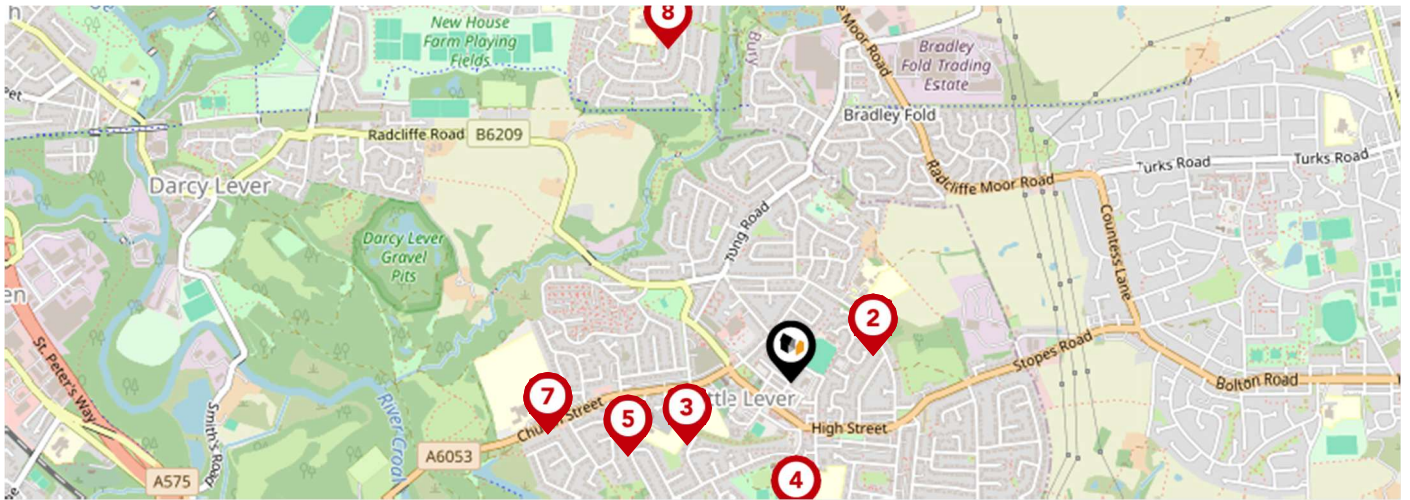


### Additional EPC Data

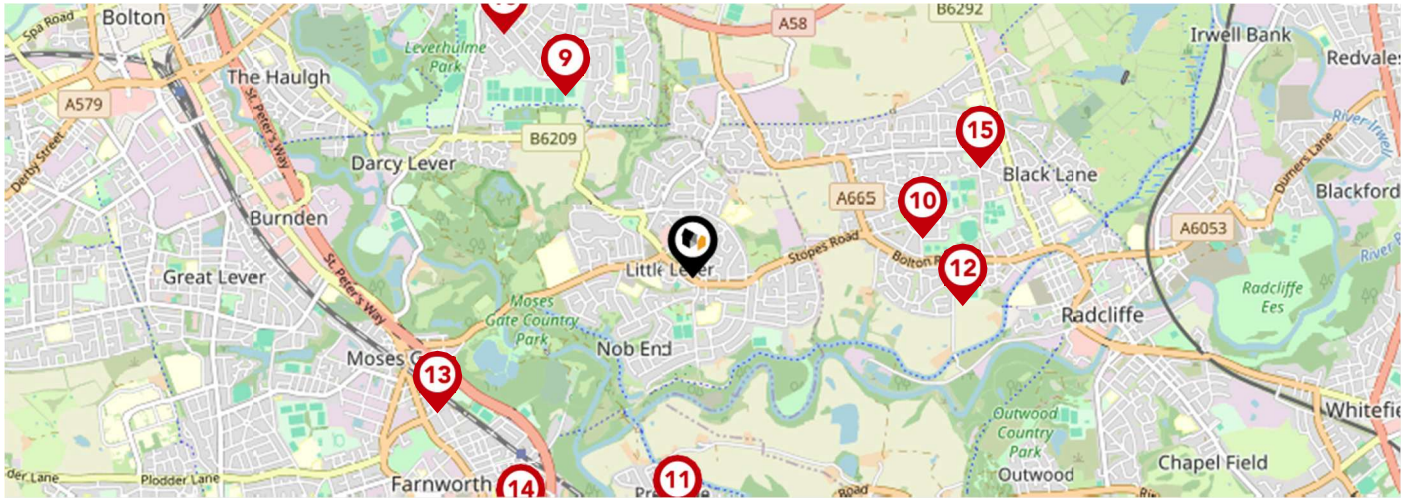
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 54% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	130 m <sup>2</sup>











# Area Schools



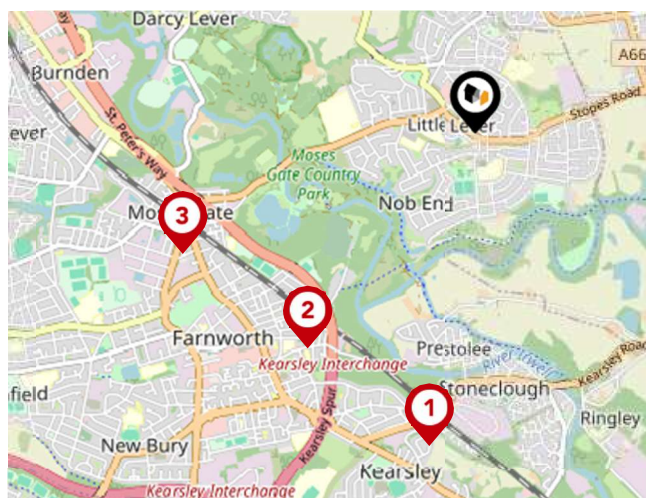
		Nursery	Primary	Secondary	College	Private
<b>1</b>	Masefield Primary School Ofsted Rating: Good   Pupils: 263   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	Ladywood School Ofsted Rating: Outstanding   Pupils: 197   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	St Matthew's CofE Primary School, Little Lever Ofsted Rating: Good   Pupils: 207   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	Mytham Primary School Ofsted Rating: Good   Pupils: 368   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	St Teresa's RC Primary School Ofsted Rating: Good   Pupils: 131   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	Bowness Primary School Ofsted Rating: Good   Pupils: 132   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	Little Lever School Ofsted Rating: Good   Pupils: 1049   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	Blackshaw Primary School Ofsted Rating: Good   Pupils: 229   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	SS Osmund and Andrew's R.C. Primary School Ofsted Rating: Good   Pupils: 395   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radcliffe Primary School Ofsted Rating: Good   Pupils: 222   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prestolee Primary School Ofsted Rating: Outstanding   Pupils: 256   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cams Lane Primary School Ofsted Rating: Good   Pupils:0   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints CoFE Primary School Ofsted Rating: Good   Pupils: 271   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John CoFE Primary School, Kearsley Ofsted Rating: Good   Pupils: 173   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wesley Methodist Primary School Ofsted Rating: Good   Pupils: 301   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leverhulme Community Primary School Ofsted Rating: Good   Pupils: 456   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

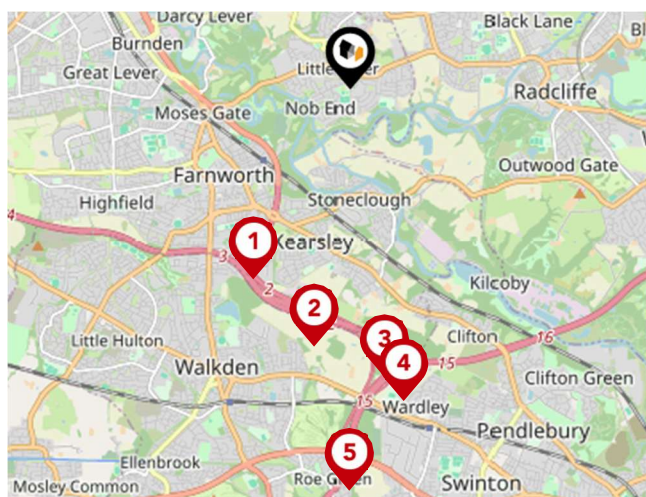


# Area Transport (National)








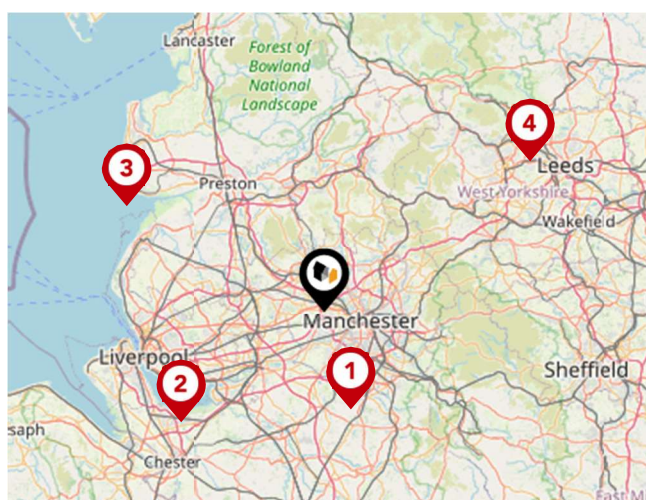
## National Rail Stations

Pin	Name	Distance
	Kearsley Rail Station	1.39 miles
	Farnworth Rail Station	1.2 miles
	Moses Gate Rail Station	1.4 miles



## Trunk Roads/Motorways

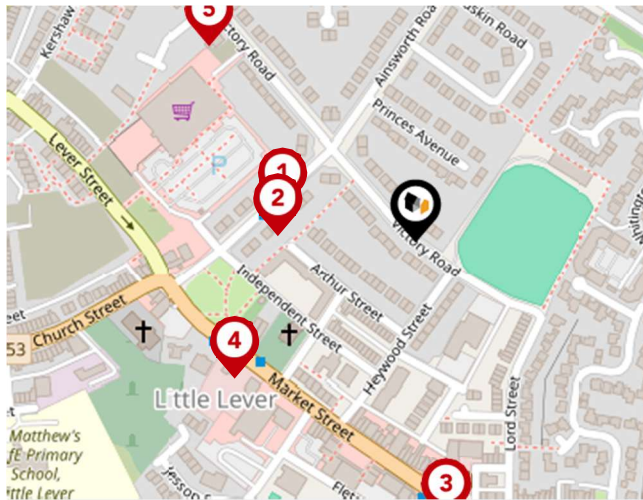
Pin	Name	Distance
	M61 J3	1.87 miles
	M61 J2	2.29 miles
	M61 J1	2.56 miles
	M60 J15	2.78 miles
	M60 J14	3.53 miles



## Airports/Helipads

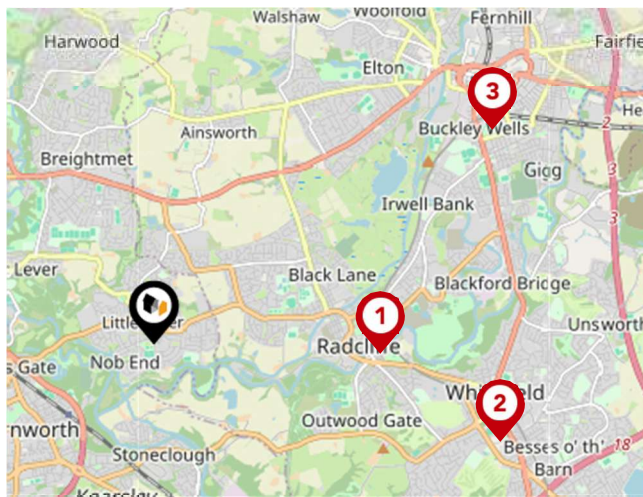
Pin	Name	Distance
	Manchester Airport	14.47 miles
	Speke	25.38 miles
	Highfield	31.27 miles
	Leeds Bradford Airport	35.91 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Victory Road	0.07 miles
2	Victory Road	0.08 miles
3	Coronation Square	0.15 miles
4	Church Street	0.12 miles
5	Grosvenor Street	0.16 miles



## Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	2 miles
2	Whitefield (Manchester Metrolink)	3.17 miles
3	Bury (Manchester Metrolink)	3.52 miles

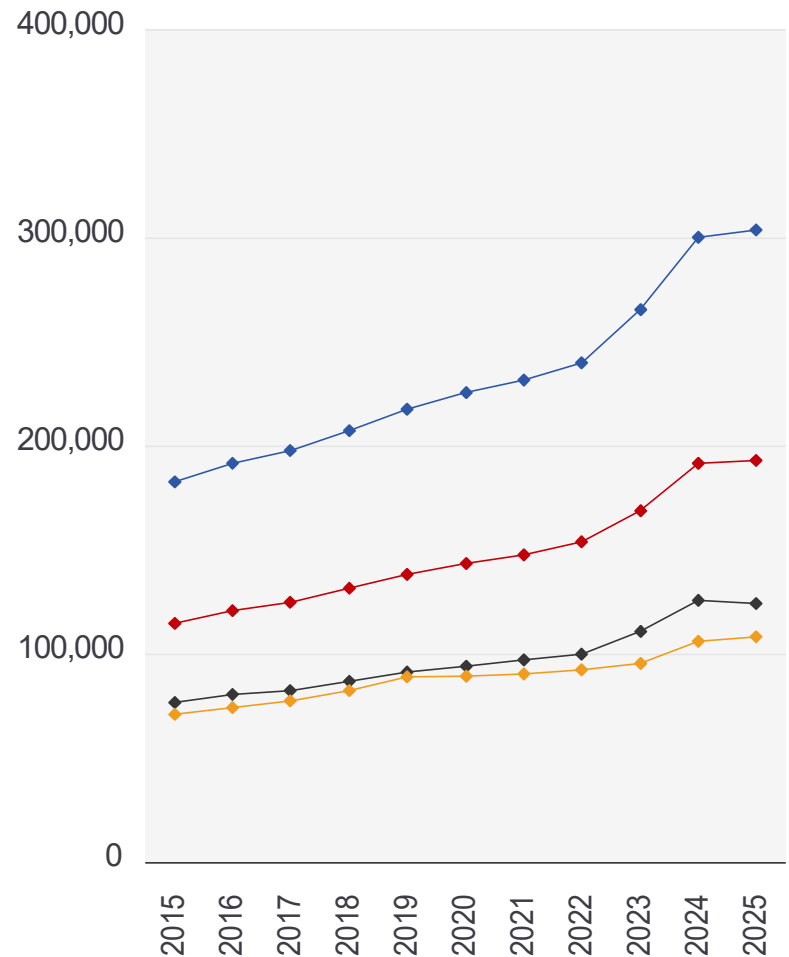


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in BL3



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

Flat

**+52.7%**

# 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.

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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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