

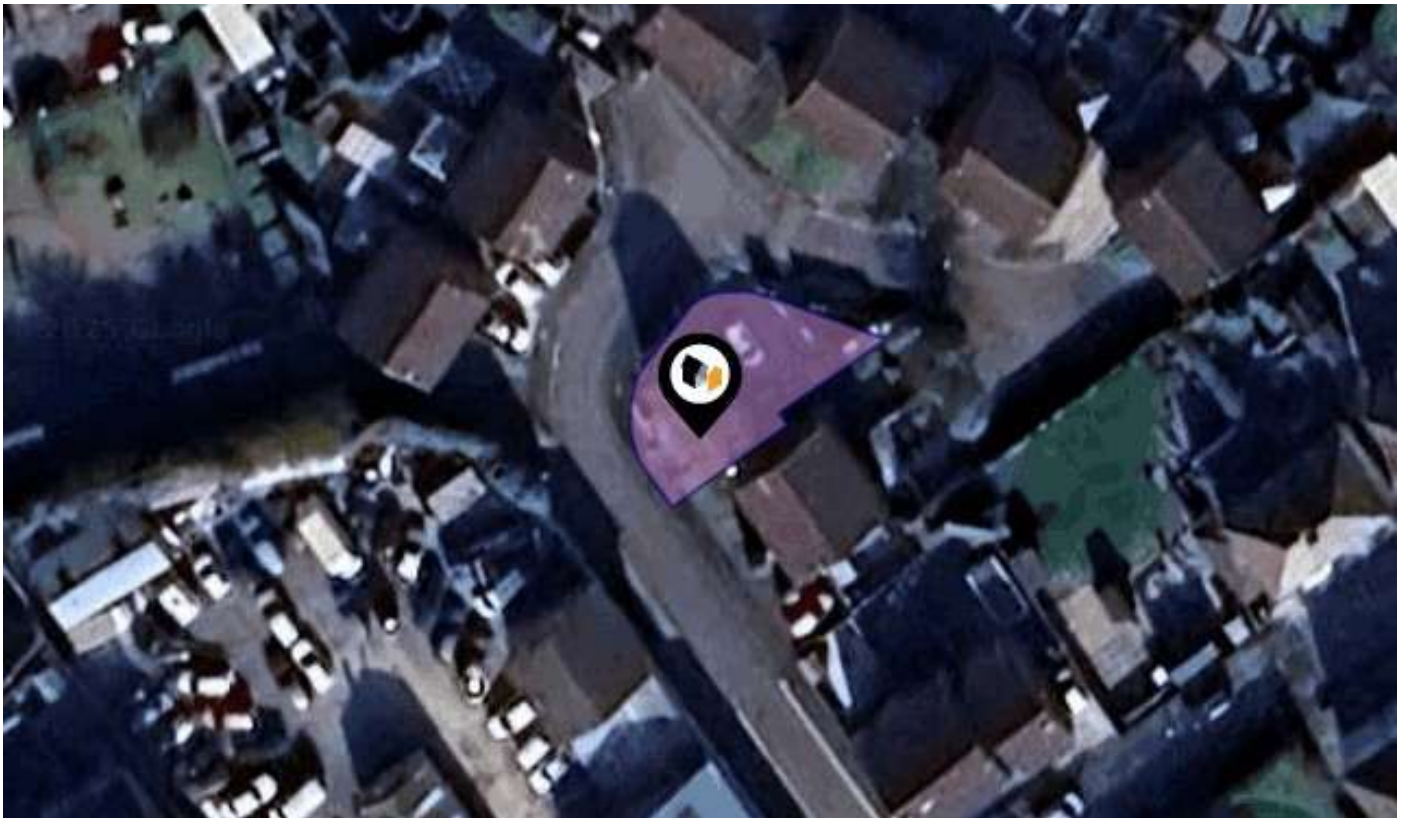


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



LAVENDER GROVE, CHORLEY, PR7 3JD.

Asking Price: £215,000

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

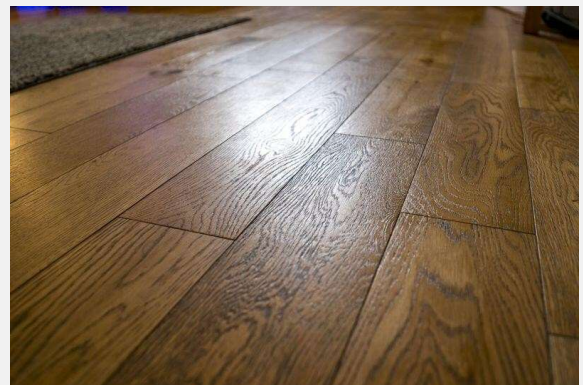
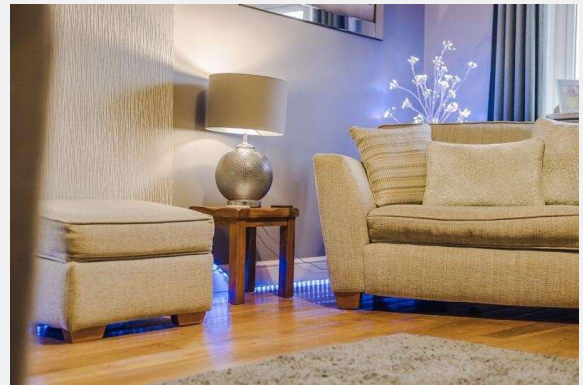
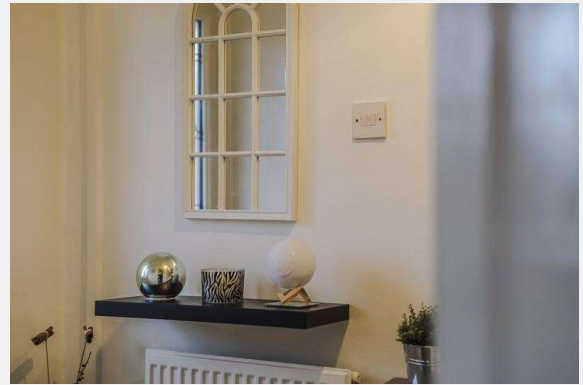


Property

Type:	Detached	Asking Price:	£215,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.05 acres		
Year Built :	1996-2002		
Council Tax :	Band C		
Annual Estimate:	£1,986		
Title Number:	LA740986		

Local Area

Local Authority:	Chorley	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
◆ Rivers & Seas	No Risk	14 mb/s	101 mb/s	1000 mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

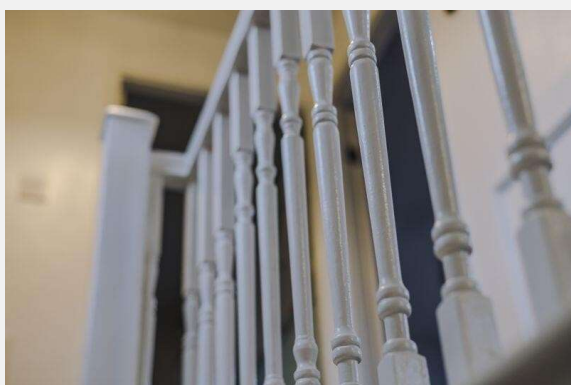
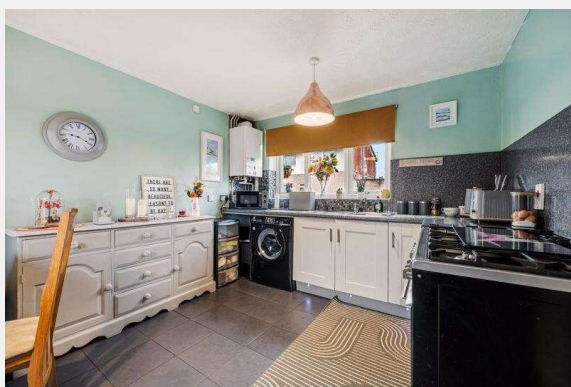


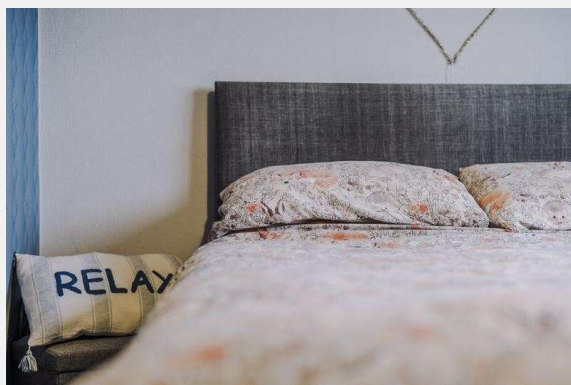
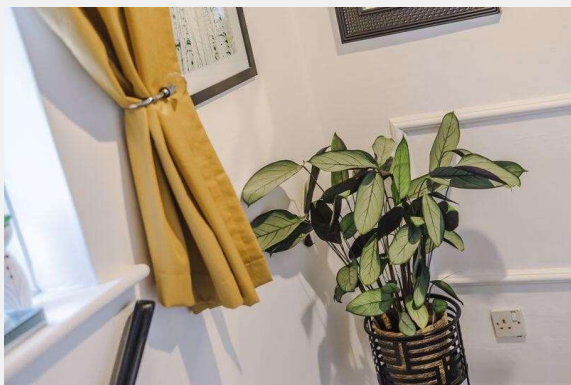
Gallery Photos



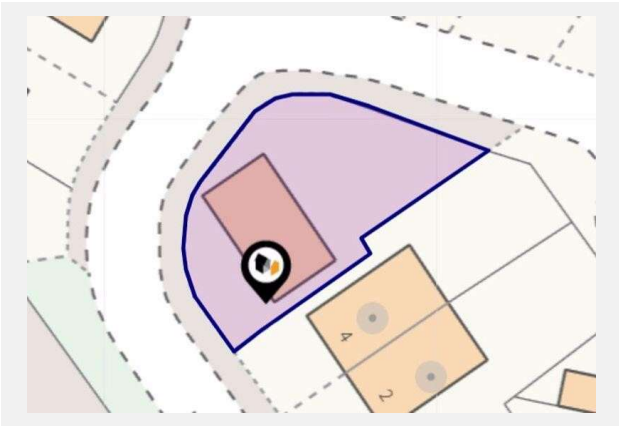
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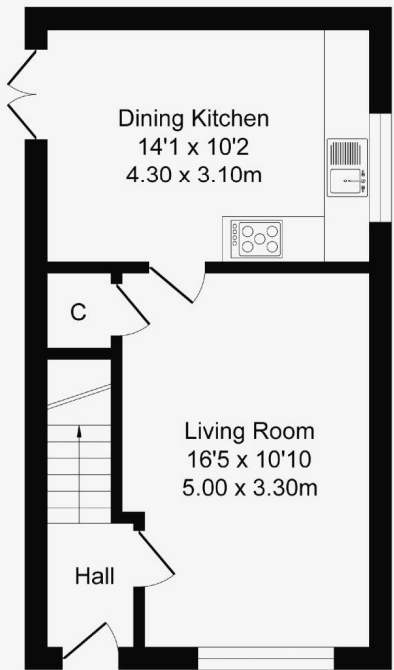




LAVENDER GROVE, CHORLEY, PR7 3JD.

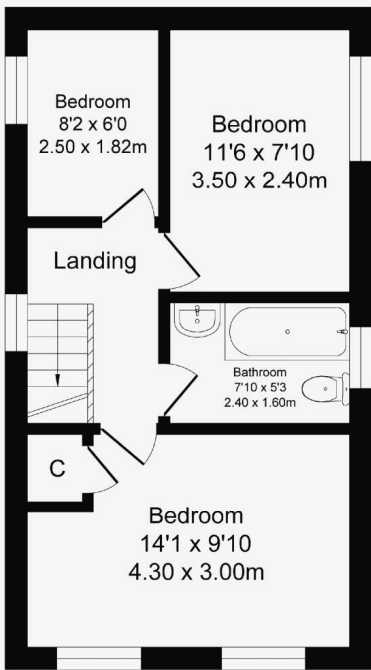
Total Approx. Floor Area 762 Sq.ft. (70.8 Sq.M.)

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 381 Sq.Ft
(35.4 Sq.M.)



First Floor

Approx. Floor
Area 381 Sq.Ft
(35.4 Sq.M.)

Property

EPC - Certificate



PR7		<div>Energy rating</div> <div>C</div>	
Valid until 06.03.2032			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

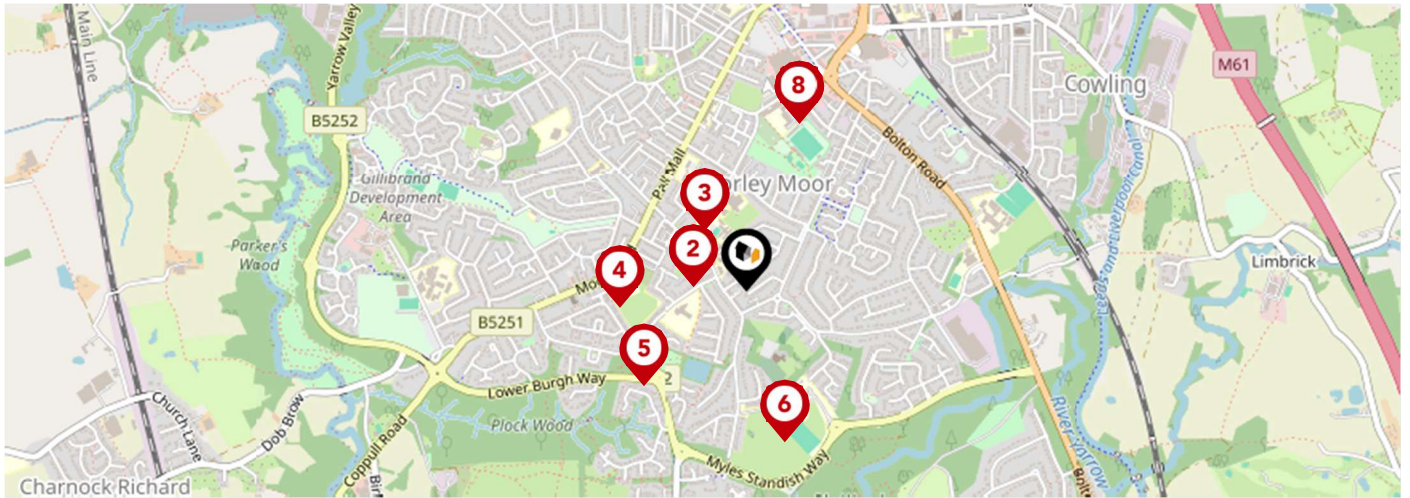
EPC - Additional Data



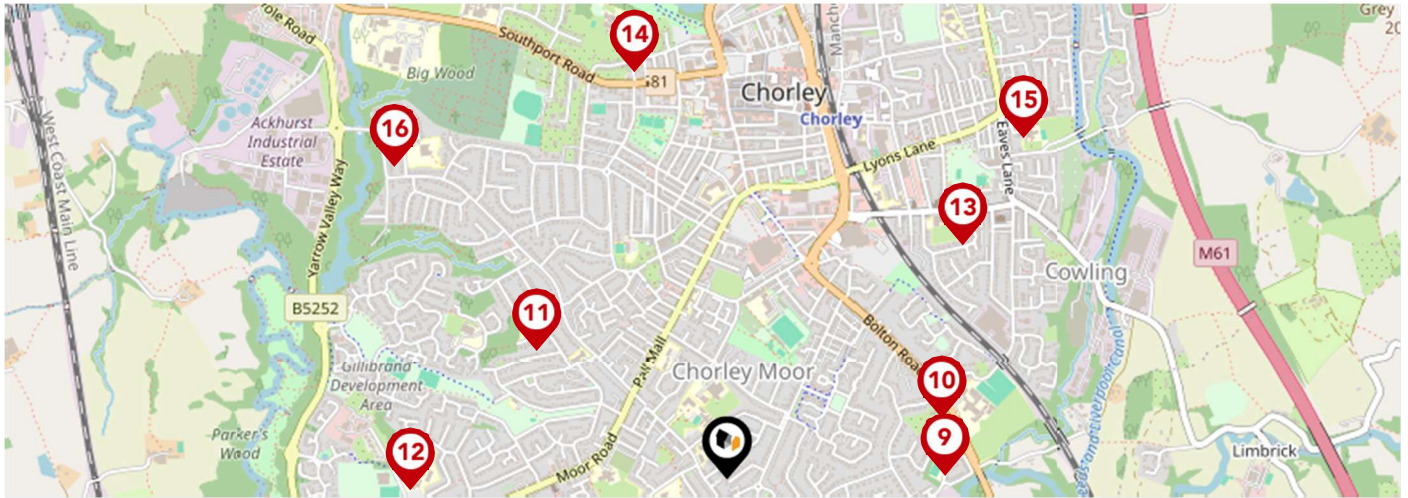
Additional EPC Data









Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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 all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	70 m ²

Area Schools

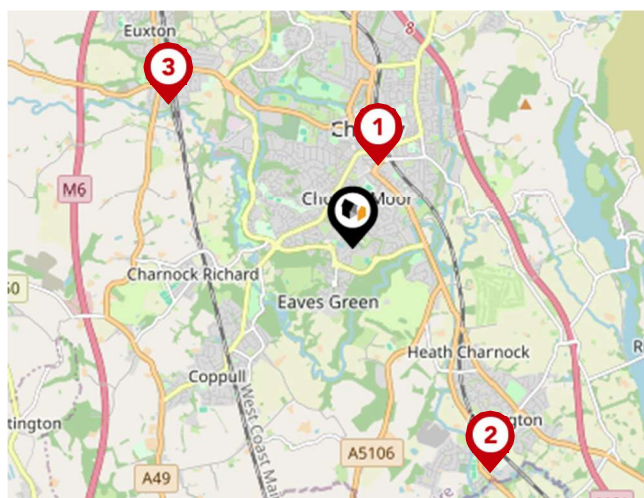


		Nursery	Primary	Secondary	College	Private
1	Westmorland School Ofsted Rating: Outstanding Pupils: 54 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shaftesbury High School Ofsted Rating: Good Pupils: 91 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mayfield School Ofsted Rating: Good Pupils: 116 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chorley All Saints Church of England Primary School and Nursery Unit Ofsted Rating: Good Pupils: 202 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holy Cross Catholic High School Ofsted Rating: Good Pupils: 984 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Duke Street Nursery School Ofsted Rating: Outstanding Pupils: 102 Distance:0.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Duke Street Primary School Ofsted Rating: Good Pupils: 326 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



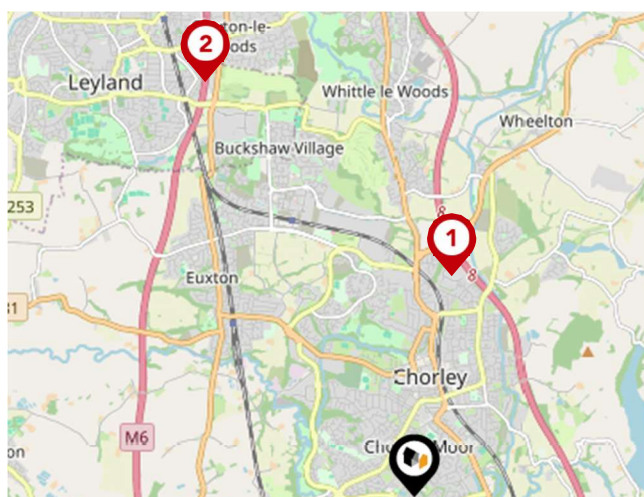
		Nursery	Primary	Secondary	College	Private
	St George's Church of England Primary School, Chorley Ofsted Rating: Outstanding Pupils: 312 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albany Academy Ofsted Rating: Good Pupils: 719 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gillibrand Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southlands High School Ofsted Rating: Requires improvement Pupils: 926 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chorley Astley Park School Ofsted Rating: Outstanding Pupils: 169 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chorley St James' Church of England Primary School Ofsted Rating: Outstanding Pupils: 233 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School and Nursery, Chorley Ofsted Rating: Good Pupils: 212 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



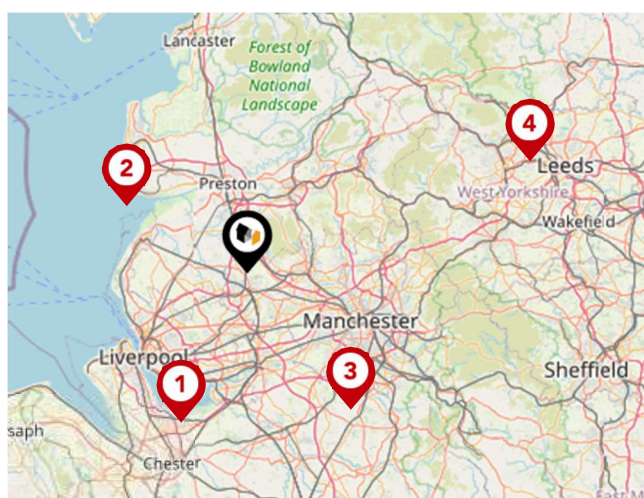
National Rail Stations

Pin	Name	Distance
	Chorley Rail Station	0.77 miles
	Adlington (Lancs) Rail Station	2.31 miles
	Euxton Balshaw Lane Rail Station	2.06 miles



Trunk Roads/Motorways

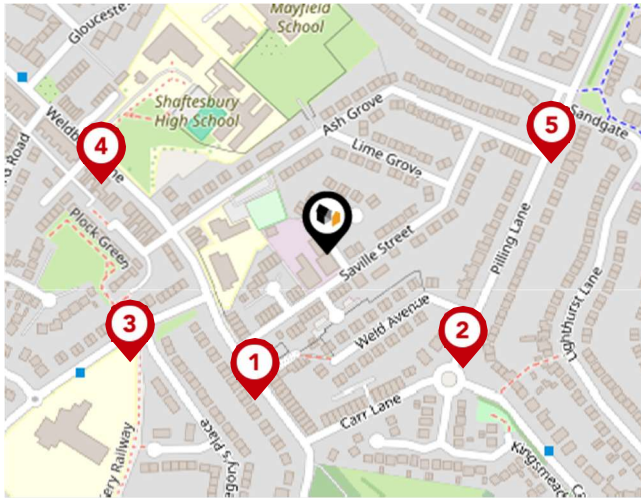
Pin	Name	Distance
	M61 J8	1.97 miles
	M6 J28	4.09 miles
	M61 J9	5.28 miles
	M65 J2	5.29 miles
	M6 J29	5.33 miles



Airports/Helipads

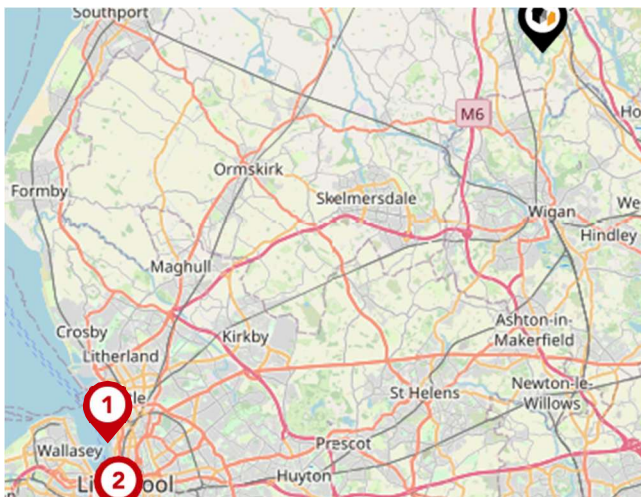
Pin	Name	Distance
	Speke	22.95 miles
	Highfield	19.22 miles
	Manchester Airport	24.33 miles
	Leeds Bradford Airport	42.75 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mitre Hotel	0.09 miles
2	Weld Avenue	0.1 miles
3	St Gregorys School	0.12 miles
4	Firemans Lane	0.13 miles
5	Harrison Road	0.13 miles



Ferry Terminals

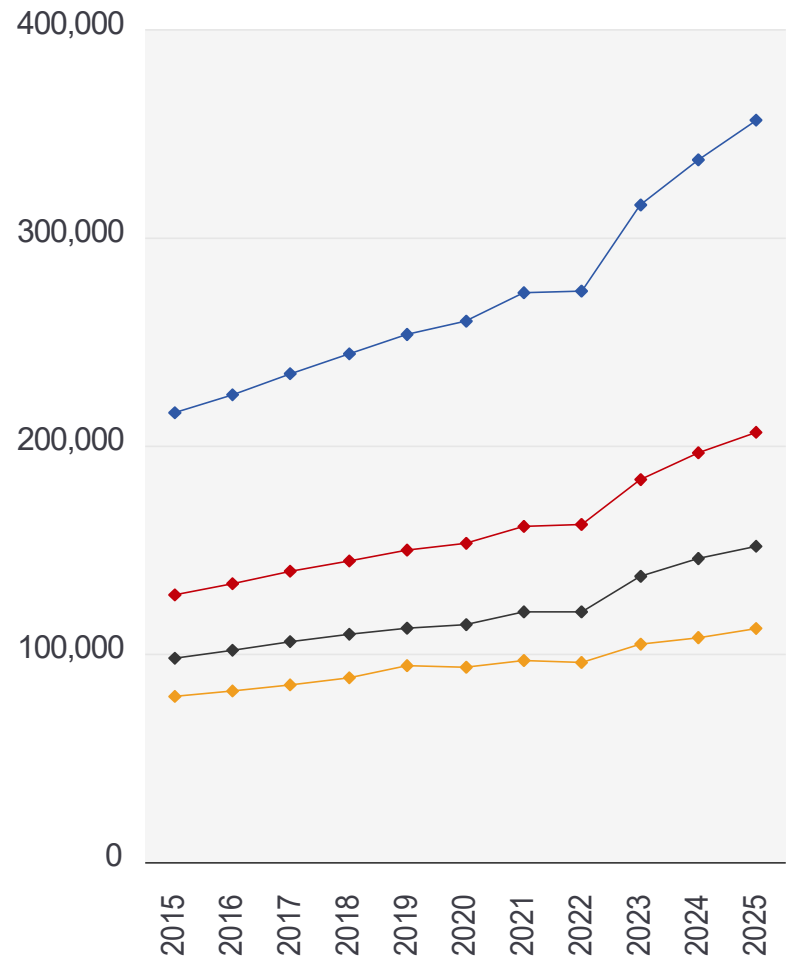
Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.6 miles
2	Liverpool Pier Head Ferry Terminal	22.18 miles

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 Sprift, 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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