



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



WHITSTERS HOLLOW, BOLTON, BL1 6TY.

Offers Over: £290,000

Redpath Leach Estate Agents

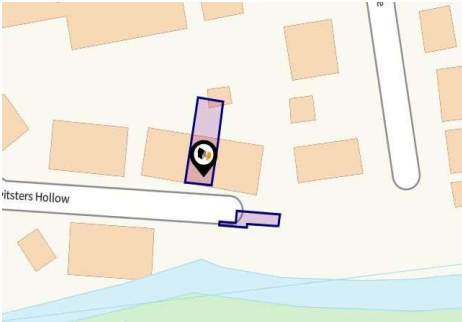
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk

Property Overview



Property

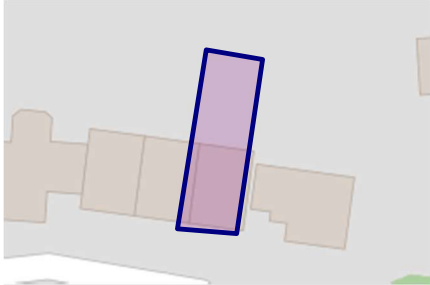
Type:	Terraced	Offers Over:	£300,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band D		
Annual Estimate:	£2,147		
Title Number:	GM661841		

Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
♦ Rivers & Seas	Medium	8	47	-
♦ Surface Water	Medium	mb/s	mb/s	mb/s

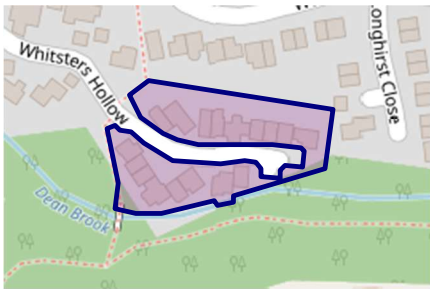
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:	

Multiple Freehold Title Plans Detected



GM661841

Multiple Freehold Title Plans Detected



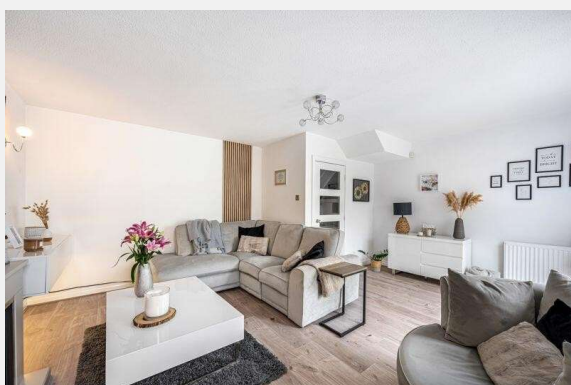
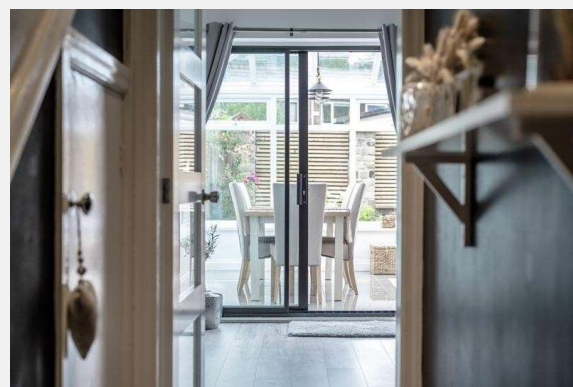
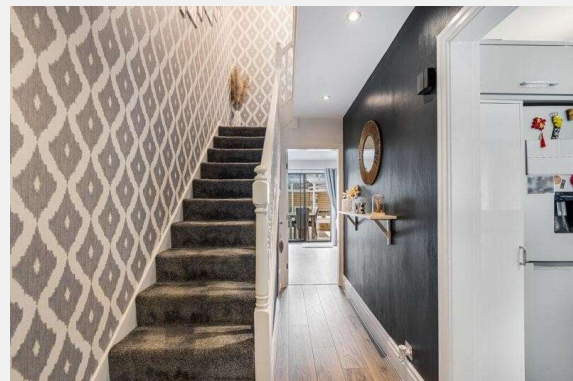
GM595367

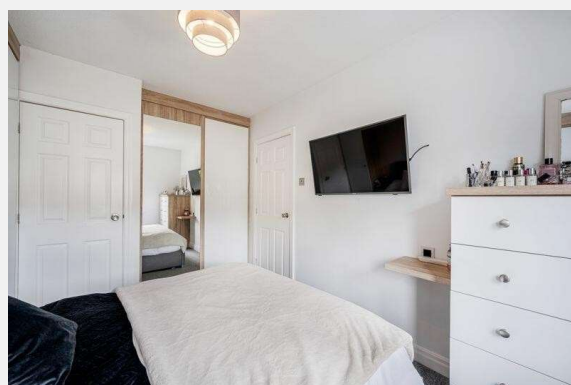
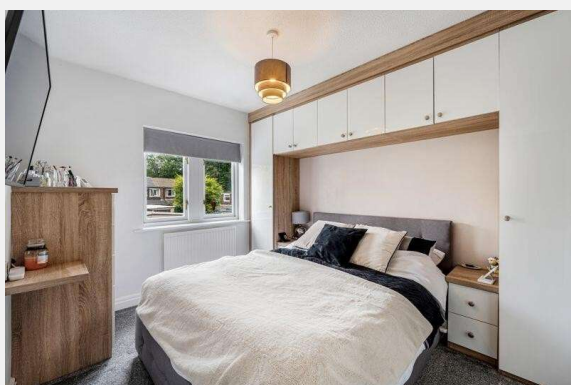
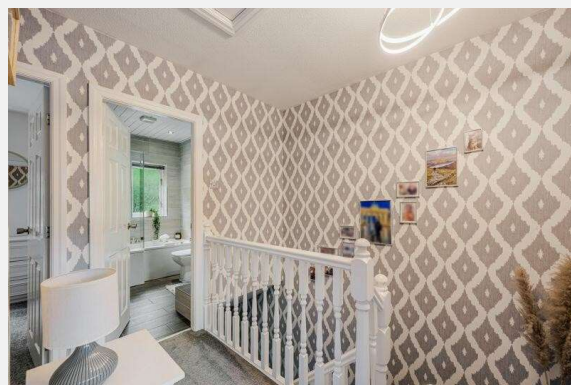
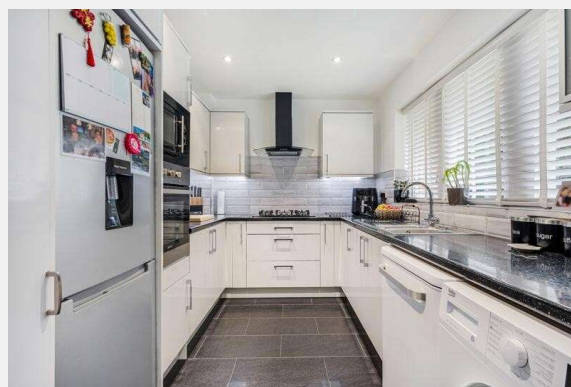
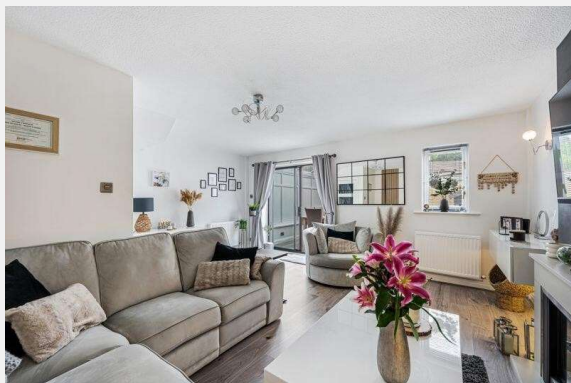
Gallery Photos

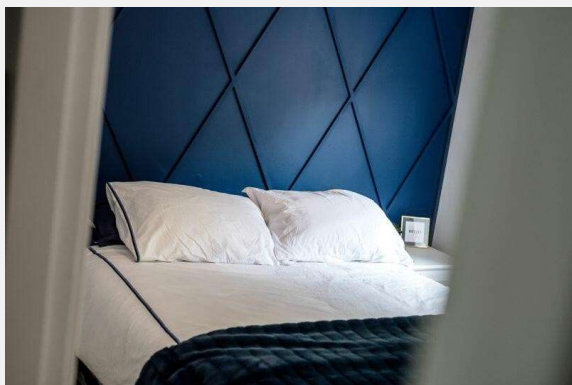
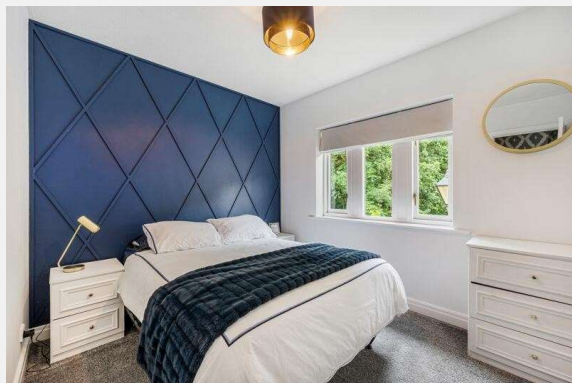


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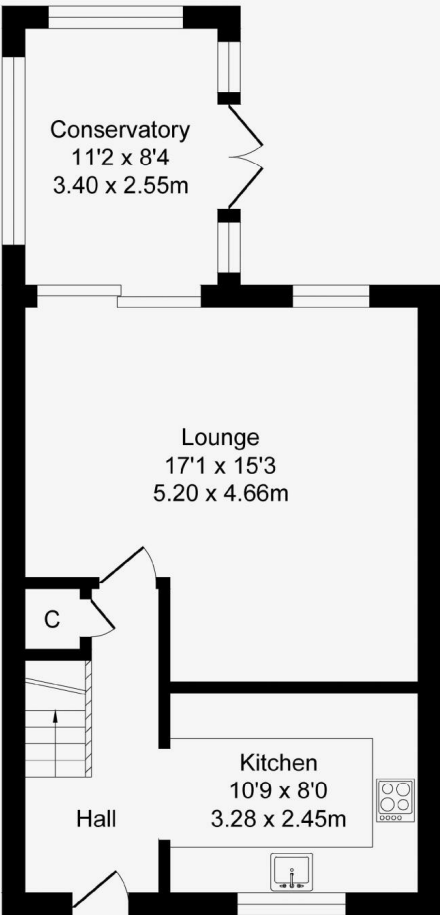




WHITSTERS HOLLOW, BOLTON, BL1 6TY.

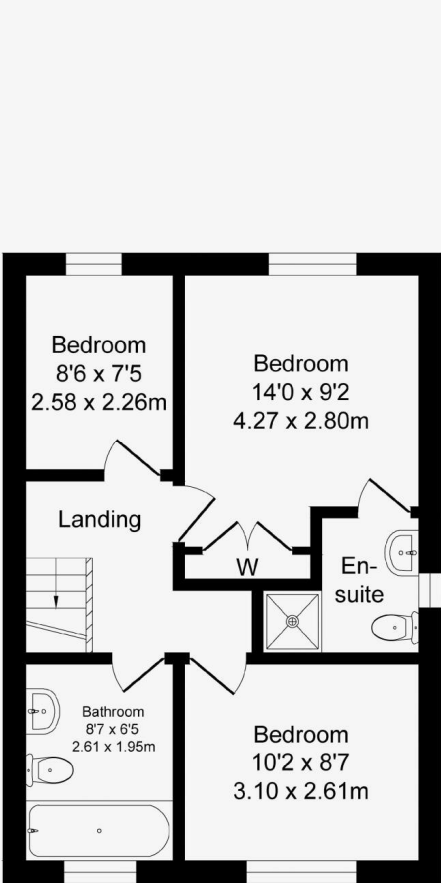
Total Approx. Floor Area 966 Sq.ft. (90.0 Sq.M.)

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 535 Sq.Ft
(49.7 Sq.M.)

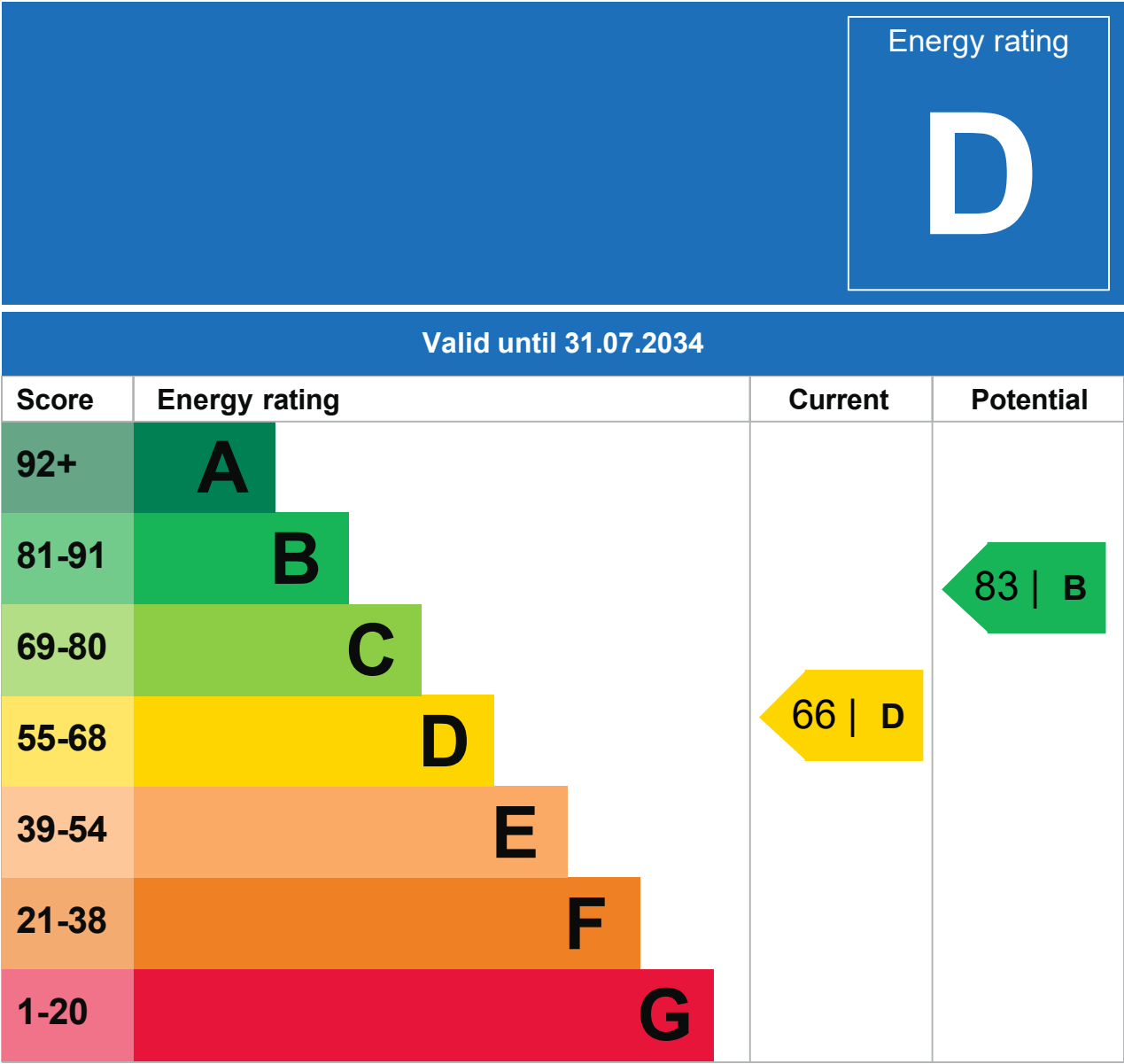


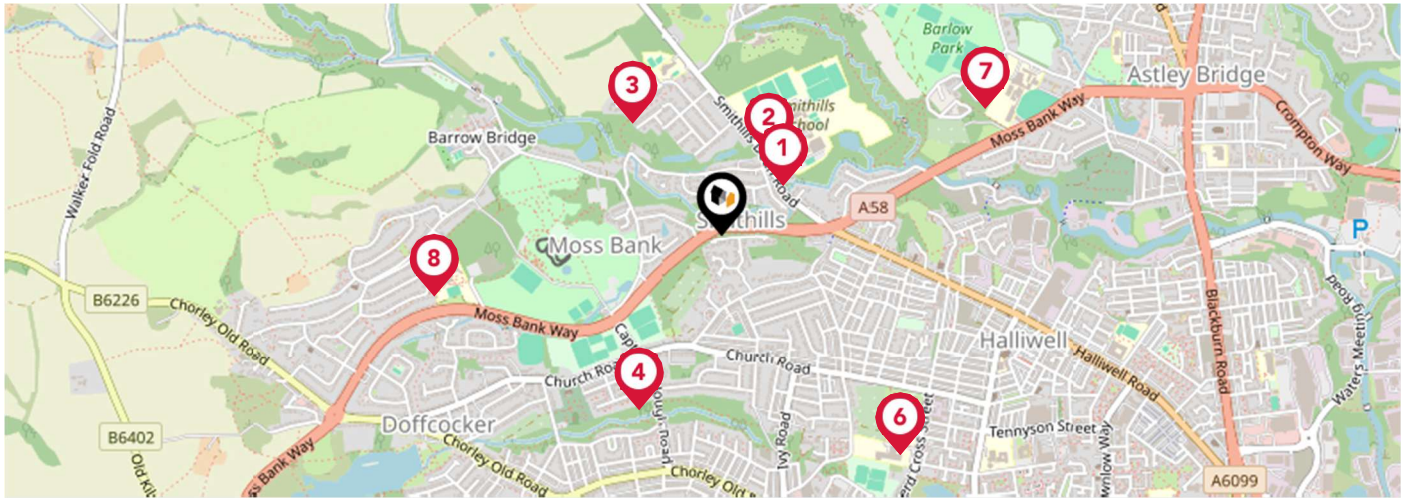
First Floor

Approx. Floor
Area 431 Sq.Ft
(40.3 Sq.M.)

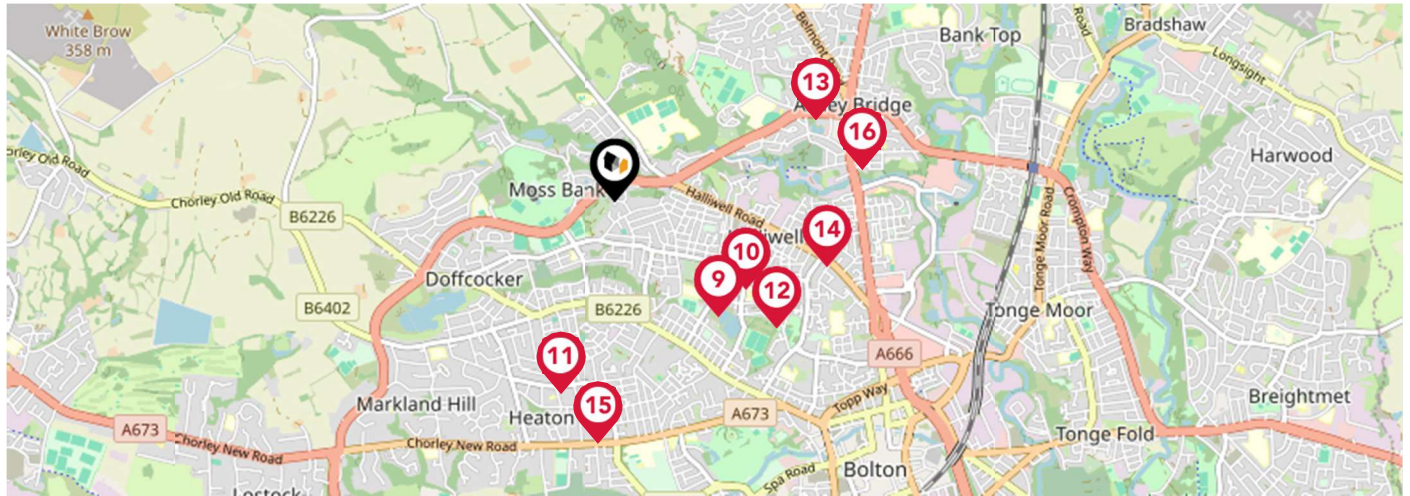


Property EPC - Certificate



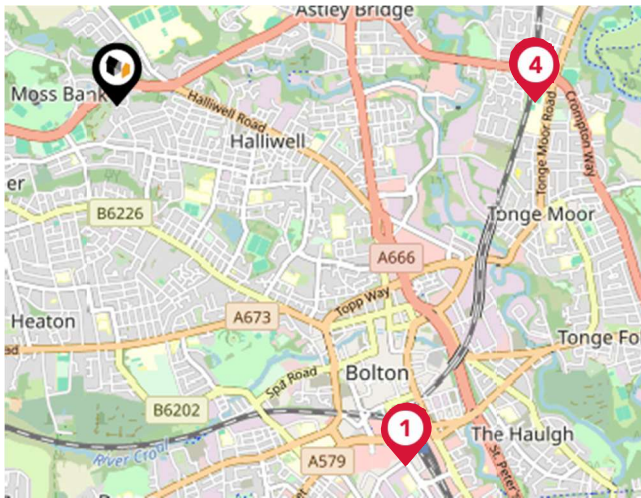


		Nursery	Primary	Secondary	College	Private
1	Smithills School Ofsted Rating: Requires improvement Pupils: 903 Distance:0.17	☐	☐	☒	☐	☐
2	Youth Challenge Pru Ofsted Rating: Outstanding Pupils: 85 Distance:0.2	☐	☐	☒	☐	☐
3	St Peter's Smithill's Dean Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.32	☐	☒	☐	☐	☐
4	Church Road Primary School Ofsted Rating: Good Pupils: 445 Distance:0.43	☐	☒	☐	☐	☐
5	Oxford Grove Primary School Ofsted Rating: Outstanding Pupils: 452 Distance:0.62	☐	☒	☐	☐	☐
6	St Joseph's RC Primary School, Halliwell, Bolton Ofsted Rating: Good Pupils: 218 Distance:0.62	☐	☒	☐	☐	☐
7	Thornleigh Salesian College Ofsted Rating: Good Pupils: 1538 Distance:0.64	☐	☐	☒	☐	☐
8	Johnson Fold Community Primary School Ofsted Rating: Outstanding Pupils: 246 Distance:0.65	☐	☒	☐	☐	☐



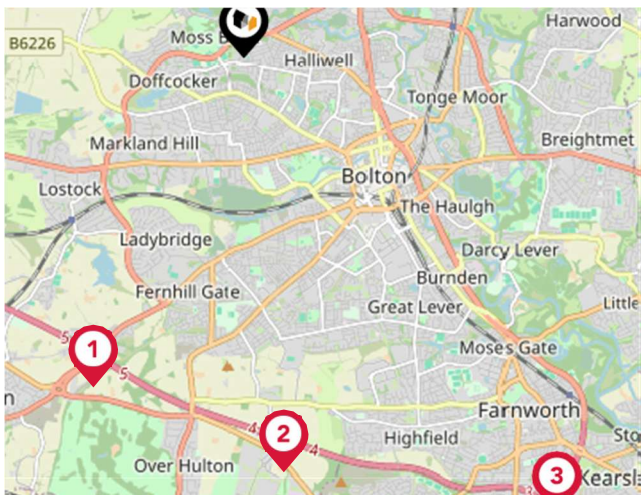
		Nursery	Primary	Secondary	College	Private
	Al-Huda Primary School Ofsted Rating: Good Pupils: 116 Distance:0.69	☐	☒	☐	☐	☐
	St Thomas C of E Primary School, Halliwell Ofsted Rating: Good Pupils: 352 Distance:0.7	☐	☒	☐	☐	☐
	St Thomas of Canterbury RC School Ofsted Rating: Good Pupils: 419 Distance:0.88	☐	☒	☐	☐	☐
	Brownlow Fold Primary School Ofsted Rating: Good Pupils: 283 Distance:0.91	☐	☒	☐	☐	☐
	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 210 Distance:0.95	☐	☒	☐	☐	☐
	Eden Boys' School Bolton Ofsted Rating: Outstanding Pupils: 602 Distance:0.98	☐	☐	☒	☐	☐
	Devonshire Road Primary School Ofsted Rating: Good Pupils: 419 Distance:1.07	☐	☒	☐	☐	☐
	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 272 Distance:1.1	☐	☒	☐	☐	☐

Area Transport (National)



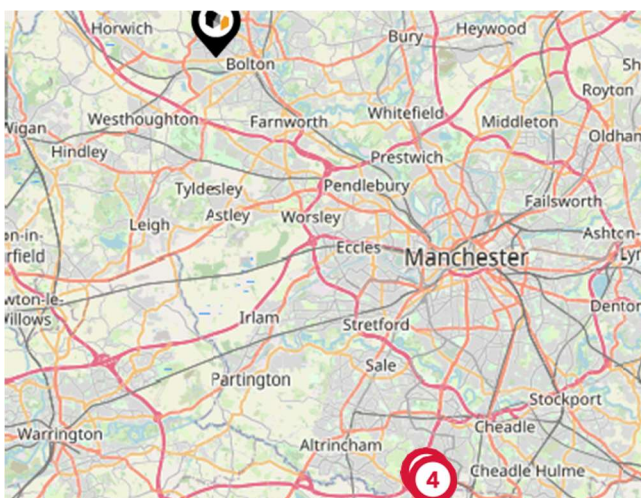
National Rail Stations

Pin	Name	Distance
1	Bolton Rail Station	2.04 miles
2	Bolton Interchange	2.04 miles
3	Hall I'Th' Wood	1.83 miles
4	Hall i' th' Wood Rail Station	1.84 miles



Trunk Roads/Motorways

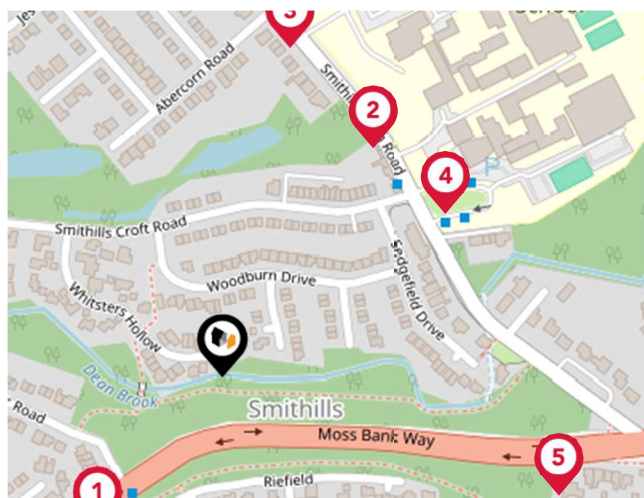
Pin	Name	Distance
1	M61 J5	3.17 miles
2	M61 J4	3.65 miles
3	M61 J3	4.86 miles
4	M61 J6	3.93 miles
5	M61 J2	5.66 miles



Airports/Helipads

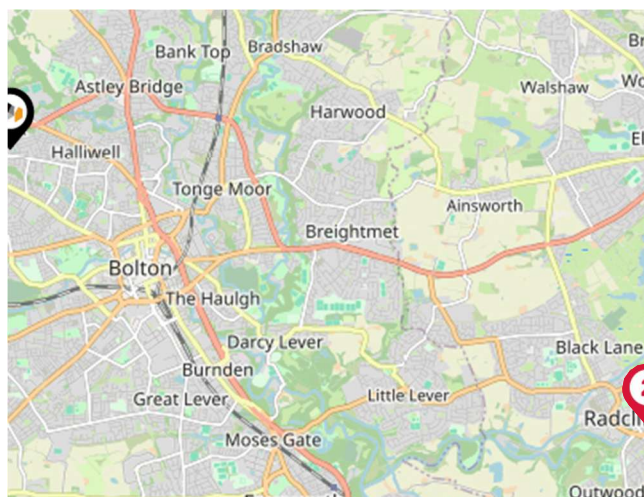
Pin	Name	Distance
1	Manchester Airport Terminal 2	17.53 miles
2	Terminal Two Access	17.53 miles
3	Manchester Airport Terminal 1	17.91 miles
4	Terminal One Access	17.93 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Forest Road	0.11 miles
2	Smithills School	0.15 miles
3	Abercorn Road	0.18 miles
4	Smithills High School	0.15 miles
5	Halliwell Road	0.2 miles



Local Connections

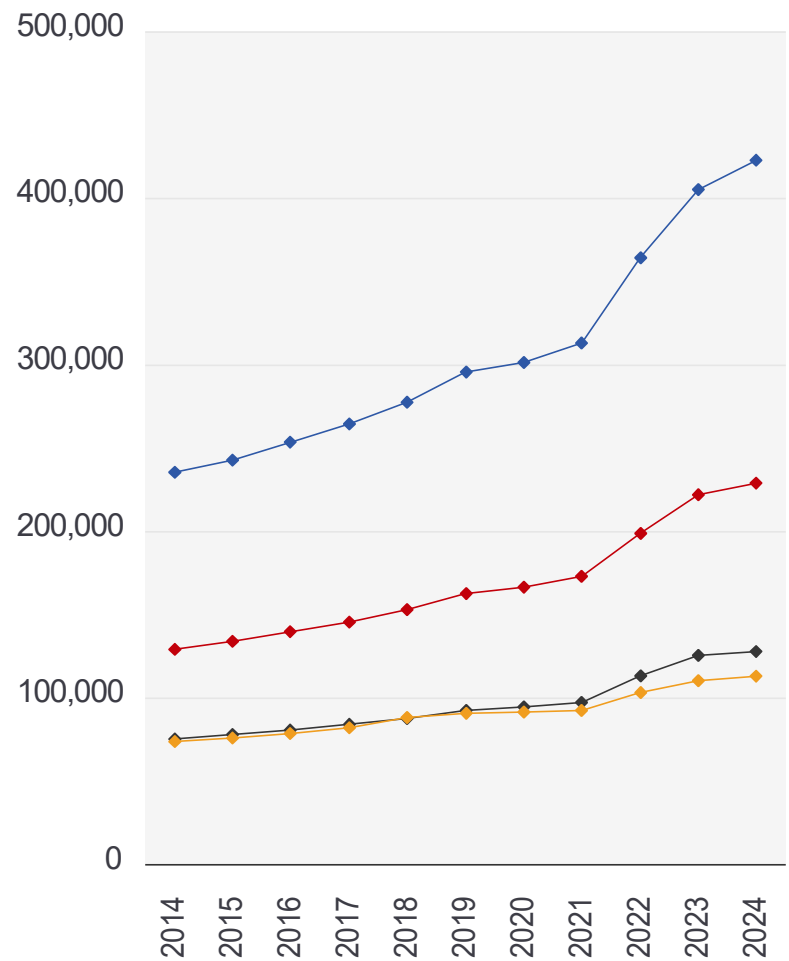
Pin	Name	Distance
1	Radcliffe MetroLink Station Entrance	6.11 miles
2	Radcliffe (Manchester MetroLink)	6.11 miles
3	Bury Bolton Street (East Lancashire Railway)	6.49 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BL1



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.

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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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