

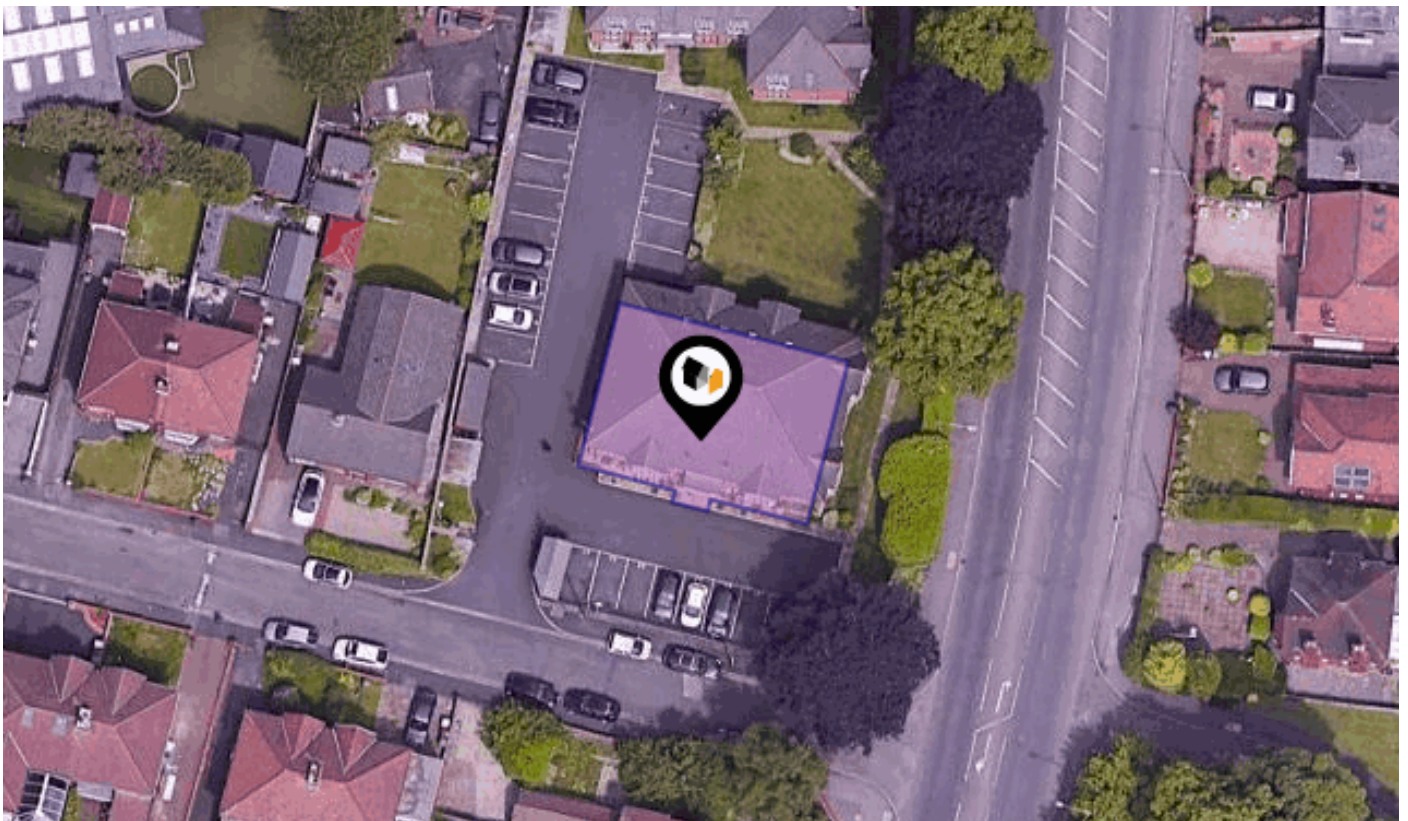


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th September 2023



26, SWEETSTONE GARDENS, BOLTON, BL1 7GE

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



Hi!

Thank you for downloading our Key Facts for Buyers report, we hope the information contained within is useful and informative for you.

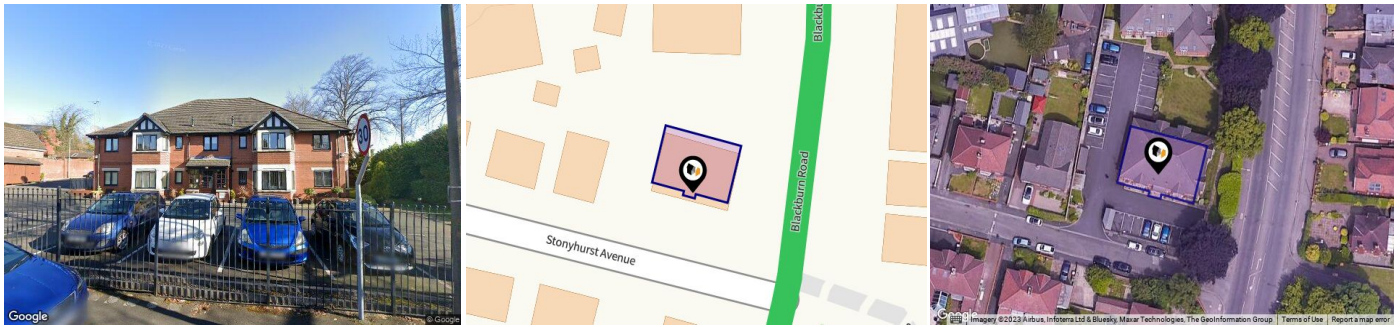
Should you have any questions or would like to arrange a viewing please contact our office on

01706 648277

We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten-minute (no obligation) telephone consultation (at a time to suit you) One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	07/05/2008
Floor Area:	667 ft ² / 62 m ²	End Date:	01/01/3006
Plot Area:	0.07 acres	Lease Term:	999 years from 1 January 2007
Council Tax :	Band C	Term Remaining:	982 years
Annual Estimate:	£1,742		
Title Number:	MAN117852		
UPRN:	10013869941		

Local Area

Local Authority:	Bolton
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	58 mb/s	1000 mb/s

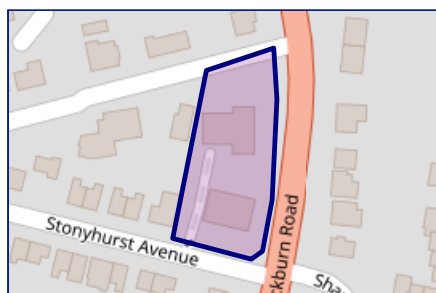
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

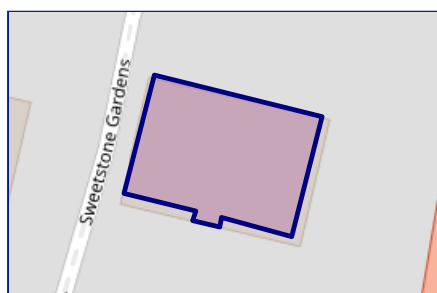


Freehold Title Plan



LA123680

Leasehold Title Plan



MAN117852

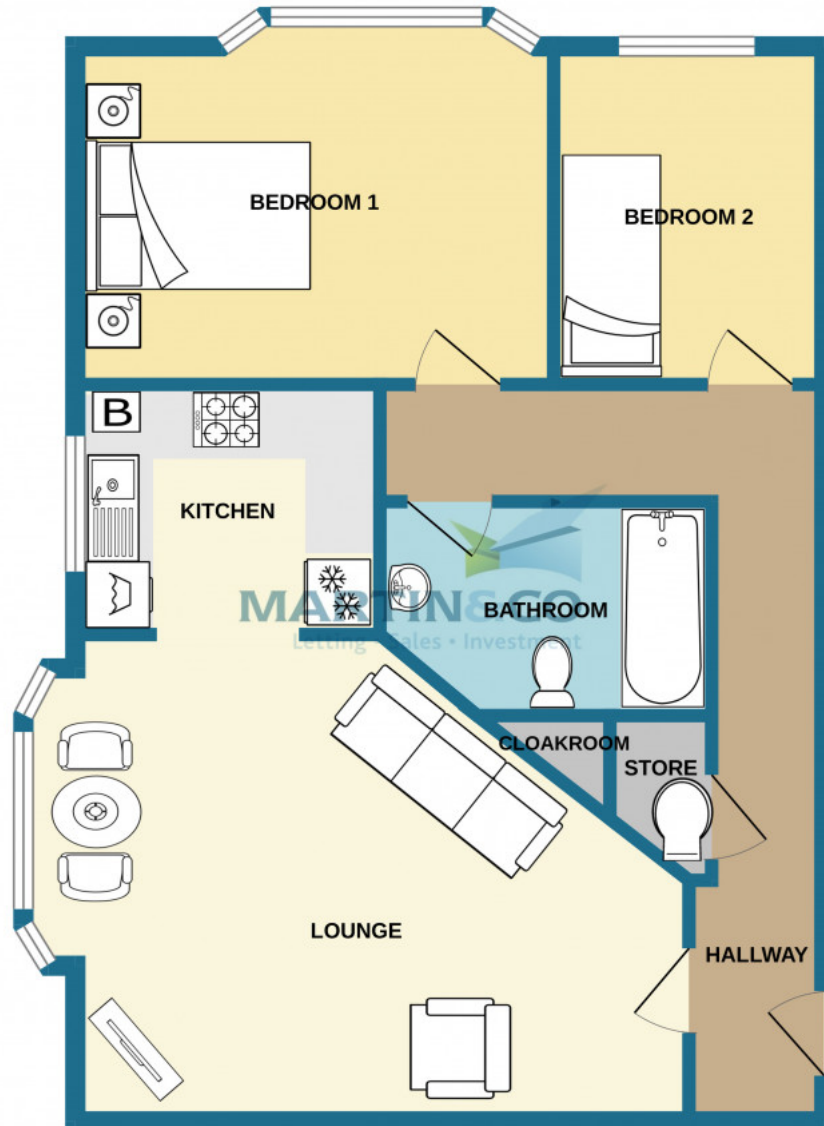
Start Date: 07/05/2008
End Date: 01/01/3006
Lease Term: 999 years from 1 January 2007
Term Remaining: 982 years





26, SWEETSTONE GARDENS, BOLTON, BL1 7GE

1ST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

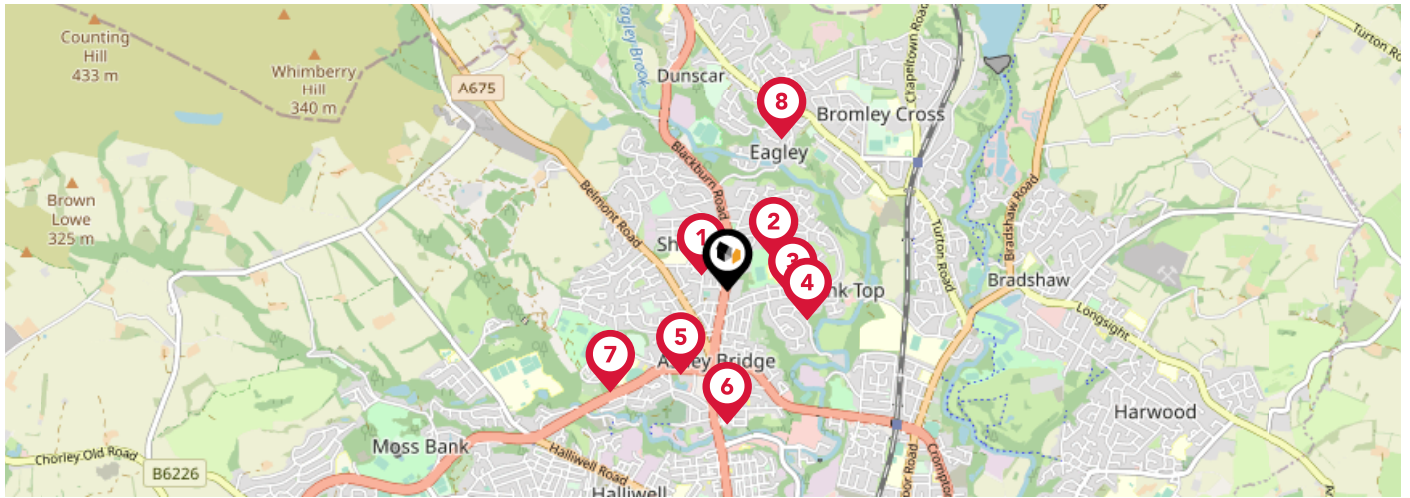
26 STONYHURST AVENUE, BOLTON, BL1 7GE

Energy rating

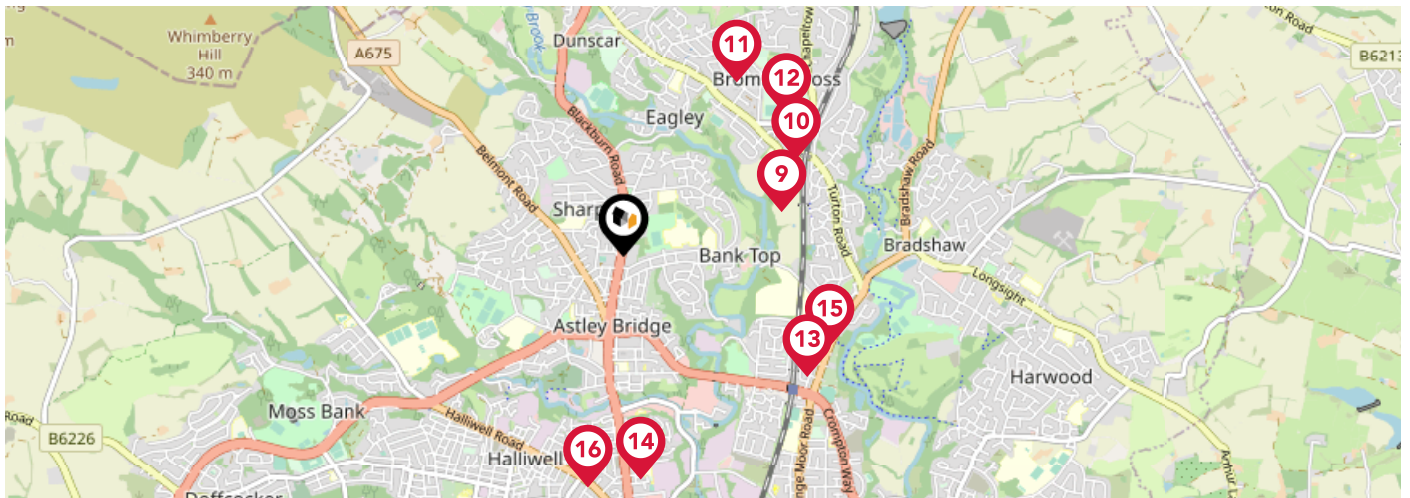
C

Valid until 08.06.2029

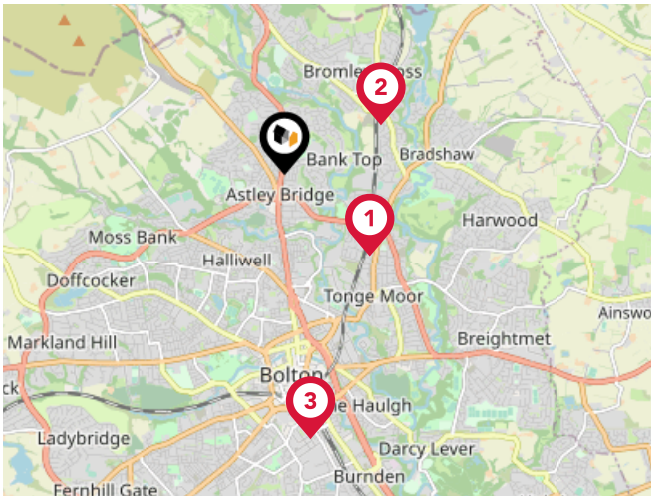
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



		Nursery	Primary	Secondary	College	Private
	High Lawn Primary School Ofsted Rating: Good Pupils: 482 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Oaks Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sharples School Ofsted Rating: Good Pupils: 1041 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sharples Primary School Ofsted Rating: Good Pupils: 225 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 210 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 272 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thornleigh Salesian College Ofsted Rating: Good Pupils: 1538 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John the Evangelist RC Primary School, Bromley Cross, Bolton Ofsted Rating: Good Pupils: 205 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

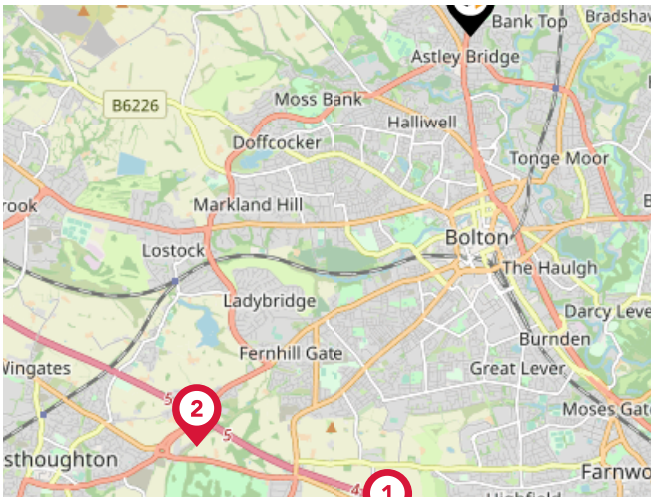


		Nursery	Primary	Secondary	College	Private
	Birtenshaw Ofsted Rating: Good Pupils: 57 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turton School Ofsted Rating: Good Pupils: 1535 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagley Infant School Ofsted Rating: Good Pupils: 202 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagley Junior School Ofsted Rating: Good Pupils: 240 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Columba's RC Primary School Ofsted Rating: Outstanding Pupils: 239 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Madrasatul Imam Muhammad Zakariya Ofsted Rating: Good Pupils: 121 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Canon Slade CofE School Ofsted Rating: Outstanding Pupils: 1710 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School Bolton Ofsted Rating: Outstanding Pupils: 602 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



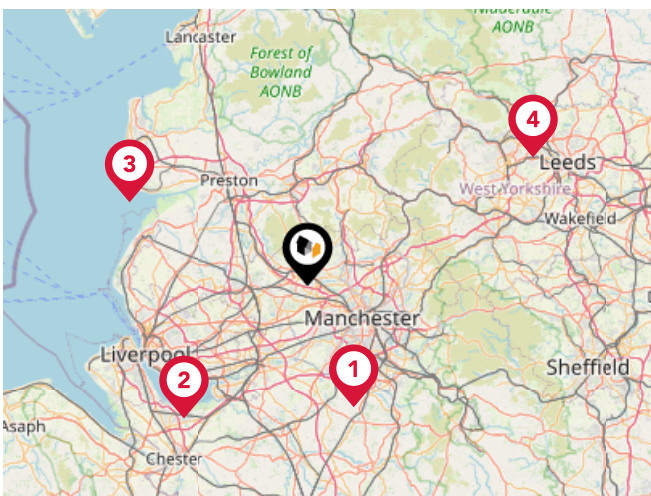
National Rail Stations

Pin	Name	Distance
1	Hall i' th' Wood Rail Station	1.04 miles
2	Bromley Cross Rail Station	0.94 miles
3	Bolton Rail Station	2.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J4	4.42 miles
2	M61 J5	4.34 miles
3	M61 J3	5.01 miles
4	M61 J2	5.77 miles
5	M61 J1	6.27 miles

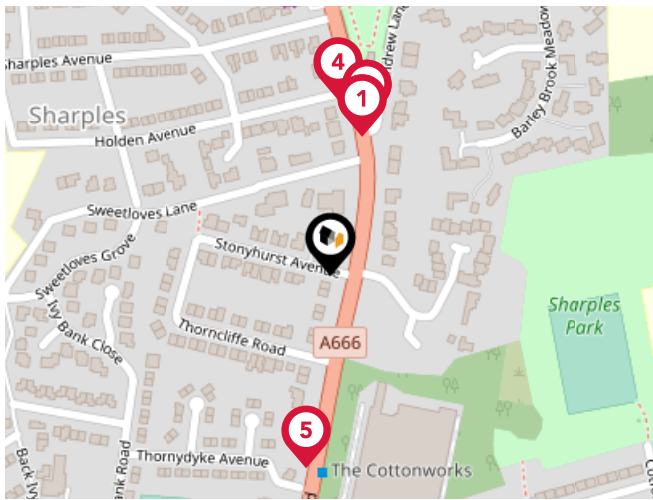


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.27 miles
2	Liverpool John Lennon Airport	25.57 miles
3	Blackpool International Airport	27.63 miles
4	Leeds Bradford International Airport	36.35 miles

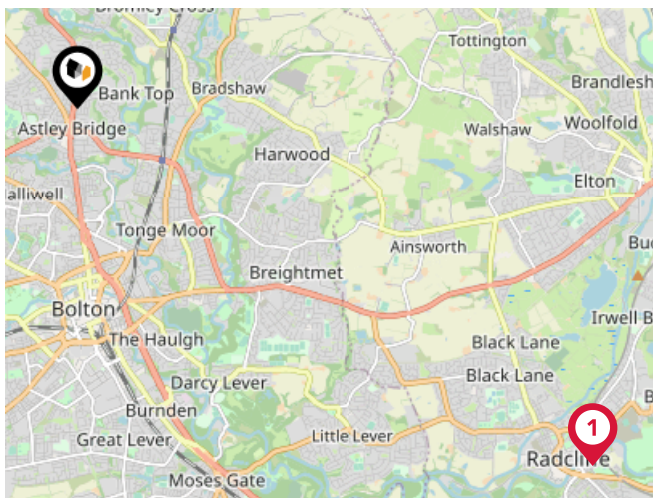
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blackburn Road	0.08 miles
2	Blackburn Road	0.09 miles
3	Blackburn Road	0.09 miles
4	Blackburn Road	0.1 miles
5	Thorndyke Avenue	0.11 miles



Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	5.51 miles
2	Ramsbottom (East Lancashire Railway)	5.52 miles
3	Bury Bolton Street (East Lancashire Railway)	5.49 miles

7, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	24/03/2023	29/06/2007			
Last Sold Price:	£149,950	£161,995			
16, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	29/04/2022				
Last Sold Price:	£150,000				
12, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	29/05/2020	21/05/2010			
Last Sold Price:	£140,000	£125,000			
8, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	07/02/2020	13/12/2013			
Last Sold Price:	£138,000	£140,000			
11, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	09/08/2019	23/03/2010			
Last Sold Price:	£140,000	£125,000			
24, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	13/11/2018	15/03/2010			
Last Sold Price:	£135,000	£169,950			
10, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	17/05/2016				
Last Sold Price:	£135,000				
15, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	10/04/2015	14/10/2011	07/10/2011	17/07/2009	
Last Sold Price:	£152,950	£145,000	£160,000	£160,000	
23, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	11/04/2014	04/11/2011	02/05/2008	30/09/2002	
Last Sold Price:	£109,950	£115,000	£134,995	£250,000	
22, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	26/07/2013				
Last Sold Price:	£123,000				
19, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	05/09/2011	29/07/2009			
Last Sold Price:	£200,000	£200,000			
21, Sweetstone Gardens, Bolton, BL1 7GE					Flat-maisonette House
Last Sold Date:	19/10/2010				
Last Sold Price:	£119,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

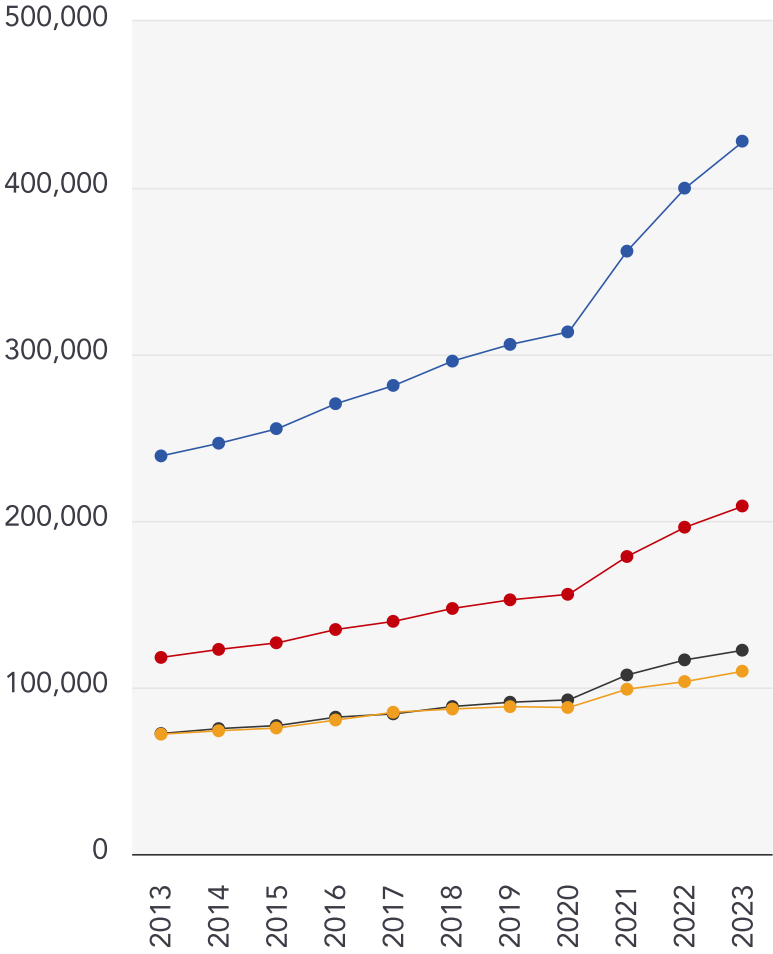
18, Sweetstone Gardens, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 30/07/2010	
Last Sold Price: £120,000	
25, Sweetstone Gardens, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 13/05/2010	
Last Sold Price: £116,000	
20, Sweetstone Gardens, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 16/04/2010	
Last Sold Price: £95,000	
27, Sweetstone Gardens, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 05/03/2010	
Last Sold Price: £165,000	
Flat, 22 Sweetstone Gardens, Stonyhurst Avenue, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 18/06/2009	
Last Sold Price: £140,000	
17, Sweetstone Gardens, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 14/12/2007	
Last Sold Price: £173,500	
Flat, 14 Sweetstone Gardens, Stonyhurst Avenue, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 02/07/2007	
Last Sold Price: £169,500	
9, Sweetstone Gardens, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 29/06/2007	
Last Sold Price: £169,995	
Flat, 10 Sweetstone Gardens, Stonyhurst Avenue, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 29/06/2007	
Last Sold Price: £169,995	
Flat, 8 Sweetstone Gardens, Stonyhurst Avenue, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 29/06/2007	
Last Sold Price: £161,995	
Flat, 16 Sweetstone Gardens, Stonyhurst Avenue, Bolton, BL1 7GE	Flat-maisonette House
Last Sold Date: 22/06/2007	
Last Sold Price: £161,500	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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



Detached

+79.06%

Semi-Detached

+77.05%

Terraced

+69.16%

Flat

+52.57%



Martin & Co

Martin & Co Rochdale have specialized in the sale and rental of residential property from our offices here at 15b Cheetham Street since February 2007, offering a wide selection of properties For Sale and To Rent.

Owner Phil Watson has a wealth of experience within the property industry is a qualified member of the association of residential letting agents (ARLA), a member of the national association of estate agents (NAEA) and a member of the chartered management institute (CMI) and, along with his team at Martin & Co Rochdale, has built strong and loyal relationships with sellers, landlords, tenants and contractors alike.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing which includes interactive 360° virtual and video tours.

Financial Services

Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Testimonial 1



Me and my boyfriend have just bought our first home with Martin & Co Rochdale, we could not be happier, they have been so helpful along the way and have recommended mortgage advisors, solicitors and they've all been great too as we didn't really know what we were doing so we needed a lot of guidance
Would definitely recommend

Testimonial 2



Just a few words to say Thank You to Phil and his team on the recent sale of our home. No false promises, great communication and would definitely recommend. Thanks again, Dave and Sheila

Testimonial 3



We used Martin & Co to sell our home and couldn't fault the service we received. We dealt mainly with the owner Phil and with Cerys who kept us up to date at each step and really did exceed our expectations. Thanks again guys, really appreciate your hard work! Lauren and Paul Ps - Love your virtual and video tours!!
:) x

Testimonial 4



Recently had Martin & Co round to Value our property. Really good service, professional and friendly. We respected the honest advice and opinions from Phil.



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 Martin & Co 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 Martin & Co and therefore no warranties can be given as to their good working order.

Martin & Co

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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Valuation Office
Agency

