



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22nd January 2025



26, FIFTH AVENUE, LITTLE LEVER, BOLTON, BL3 1DW

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

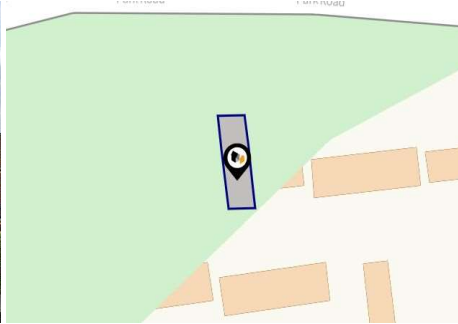
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.04 acres
Council Tax :	Band A
Annual Estimate:	£1,432
Title Number:	GM457824
UPRN:	100010878031

Last Sold Date:	10/12/2007
Last Sold Price:	£107,500
Last Sold £/ft²:	£135
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	38 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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26 Fifth Avenue, Little Lever, BOLTON, BL3 1DW

Energy rating

D

Valid until 12.11.2034

Certificate number
2390-6878-0522-6497-3943

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

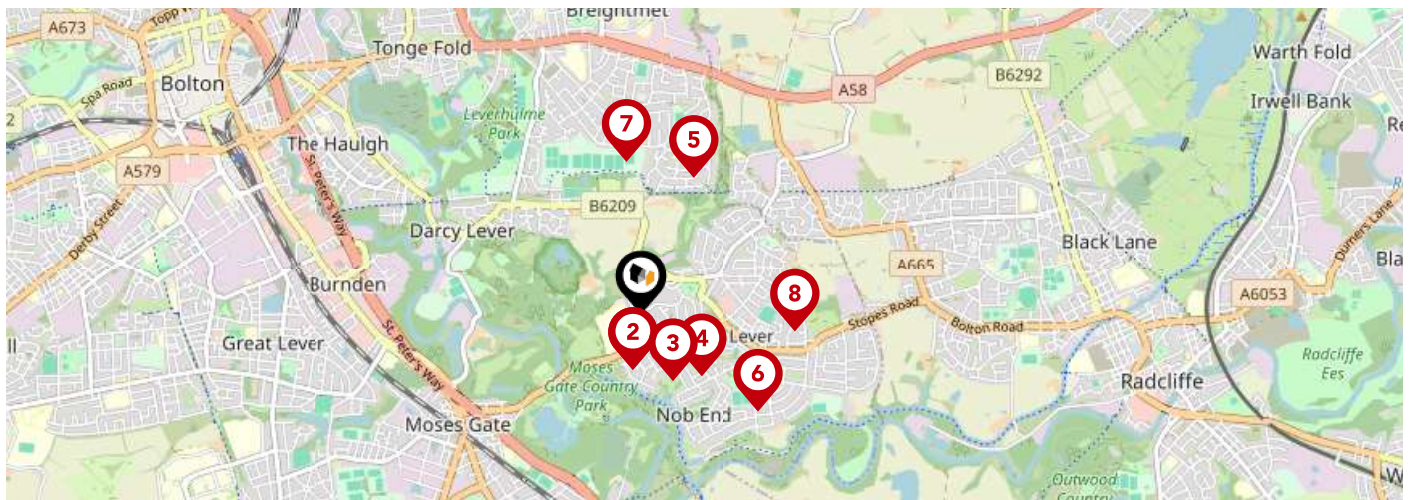
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Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 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, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	74 m ²

Area Schools

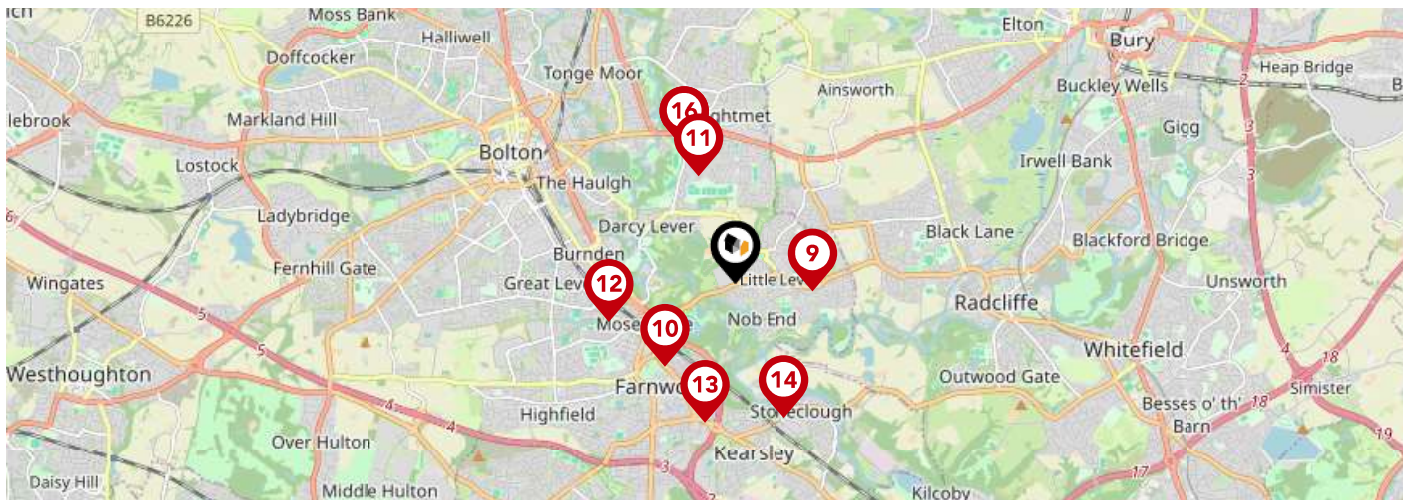
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	Nursery	Primary	Secondary	College	Private
<p>1 Bowness Primary School</p> <p>Ofsted Rating: Good Pupils: 132 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Little Lever School</p> <p>Ofsted Rating: Good Pupils: 1049 Distance:0.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Teresa's RC Primary School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Matthew's CofE Primary School, Little Lever</p> <p>Ofsted Rating: Good Pupils: 207 Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Blackshaw Primary School</p> <p>Ofsted Rating: Good Pupils: 229 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Mytham Primary School</p> <p>Ofsted Rating: Good Pupils: 368 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 SS Osmund and Andrew's R.C. Primary School</p> <p>Ofsted Rating: Good Pupils: 395 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Masefield Primary School</p> <p>Ofsted Rating: Good Pupils: 263 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

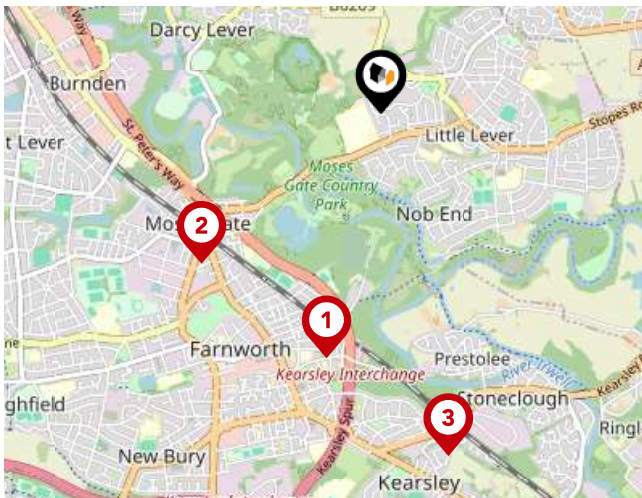
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	Nursery	Primary	Secondary	College	Private
<p>9 Ladywood School</p> <p>Ofsted Rating: Outstanding Pupils: 197 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 All Saints CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 271 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Leverhulme Community Primary School</p> <p>Ofsted Rating: Good Pupils: 456 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Michael's CofE Primary School, Great Lever</p> <p>Ofsted Rating: Good Pupils: 496 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St John CofE Primary School, Kearsley</p> <p>Ofsted Rating: Good Pupils: 173 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Prestolee Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 256 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Forwards Centre</p> <p>Ofsted Rating: Good Pupils: 40 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Park School Teaching Service</p> <p>Ofsted Rating: Good Pupils: 11 Distance:1.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

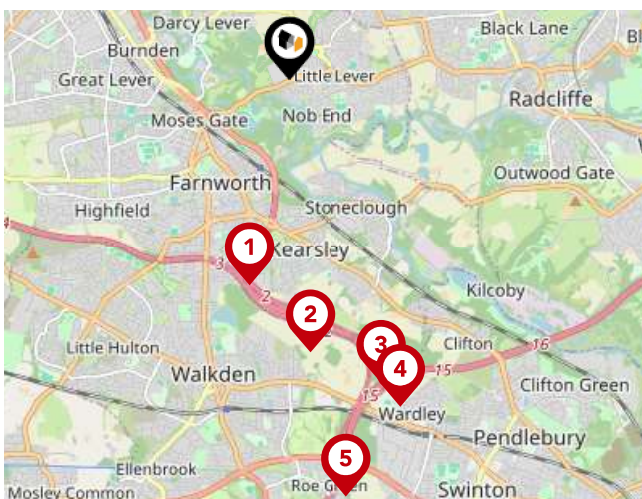
Area

Transport (National)



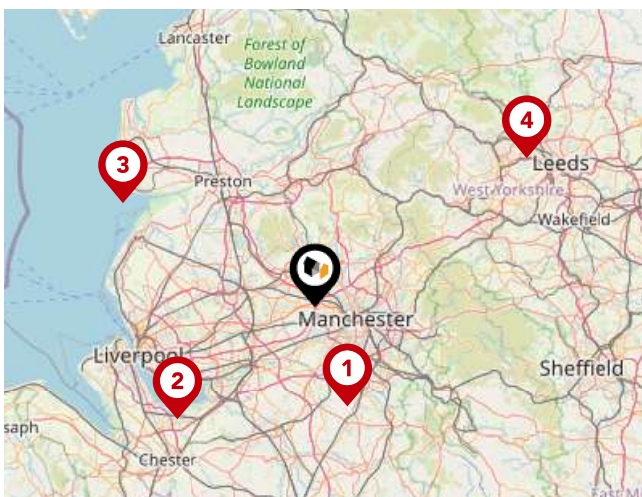
National Rail Stations

Pin	Name	Distance
1	Farnworth Rail Station	1.11 miles
2	Moses Gate Rail Station	1.03 miles
3	Kearsley Rail Station	1.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J3	1.83 miles
2	M61 J2	2.41 miles
3	M61 J1	2.79 miles
4	M60 J15	3.04 miles
5	M60 J14	3.7 miles

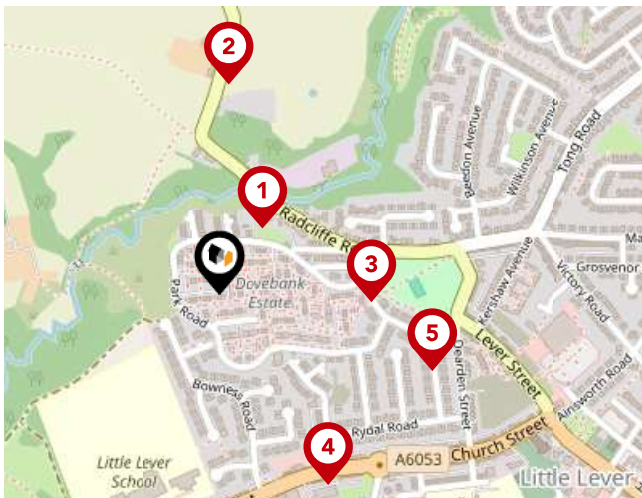


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	14.74 miles
2	Speke	25.06 miles
3	Highfield	30.77 miles
4	Leeds Bradford Airport	36.24 miles

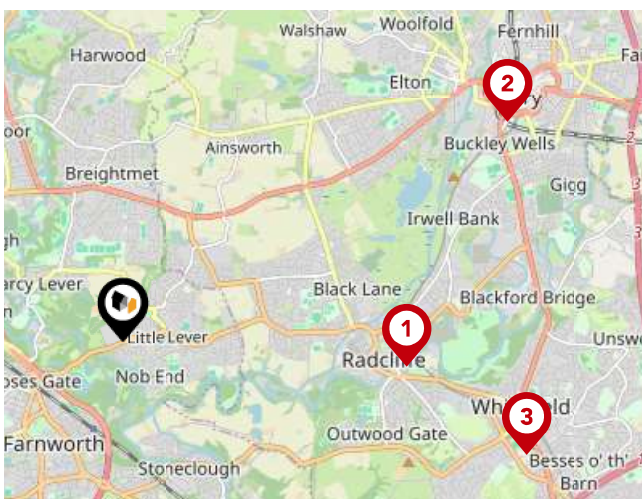
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Radcliffe Road	0.09 miles
2	Radcliffe Road	0.23 miles
3	Park Road	0.17 miles
4	Fearneyside	0.24 miles
5	Windermere Avenue	0.25 miles



Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	2.51 miles
2	Bury Bolton Street (East Lancashire Railway)	3.89 miles
3	Whitefield (Manchester Metrolink)	3.69 miles

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