

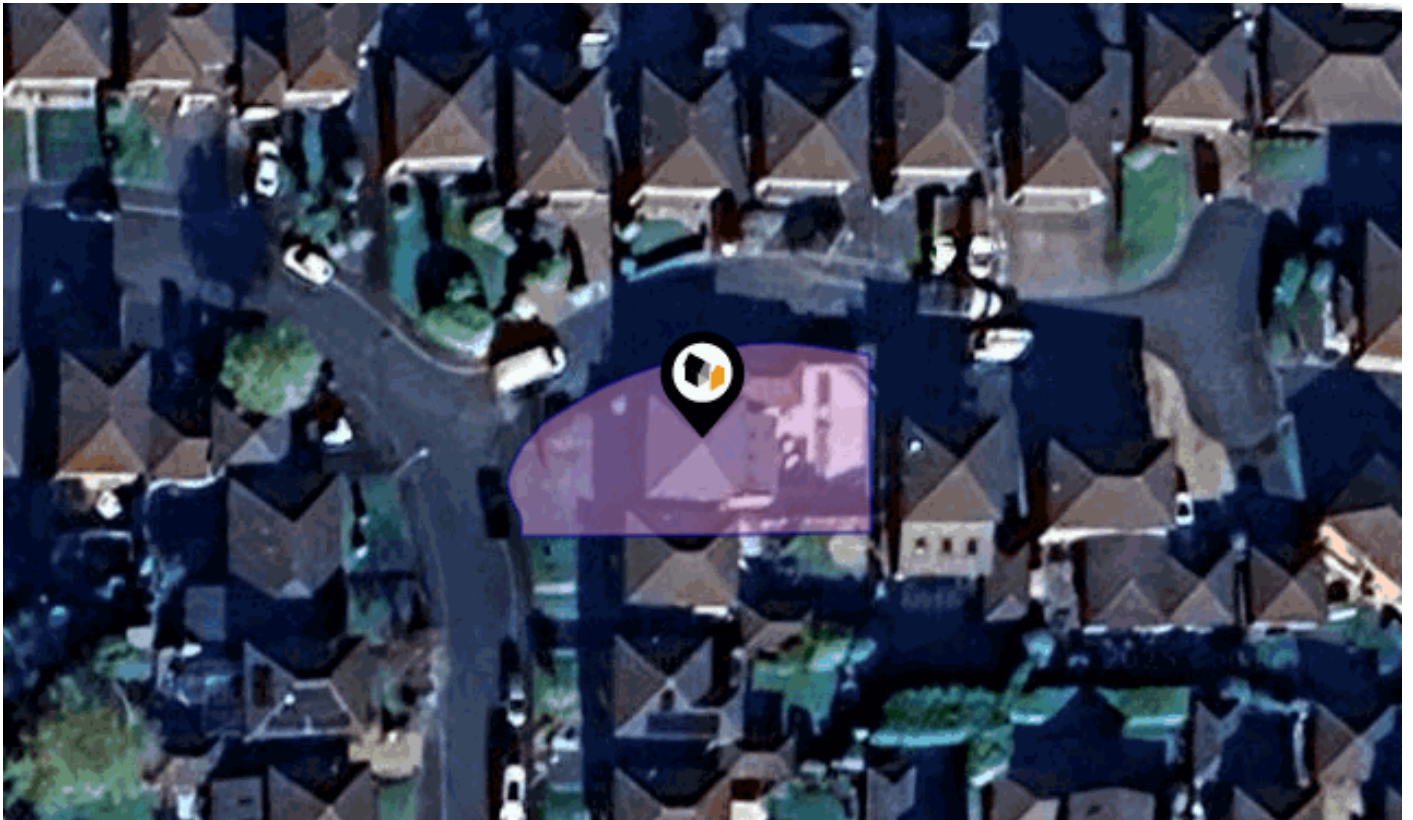


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd June 2025



35, KENSINGTON DRIVE, HORWICH, BOLTON, BL6 6AE

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,076 ft ² / 100 m ²
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£2,267
Title Number:	GM499034
UPRN:	100010893752

Last Sold Date:	24/06/2022
Last Sold Price:	£276,000
Last Sold £/ft ² :	£256
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	49 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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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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