

KFB: Key Facts For Buyers

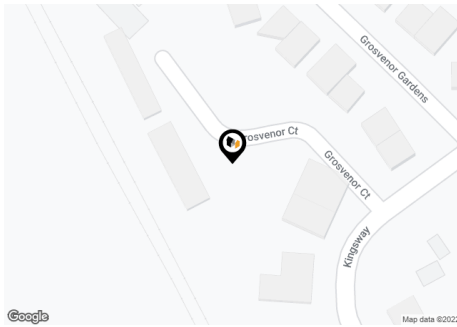
An insight into your property and the local area

GROSVENOR COURT, NEWTON-LE-WILLOWS, WA12

Think Estate Agents

32 Bridge Street, Newton
Le Willows, WA12 9BA
01925 290290
aidan@think-property.com
www.think-property.com

Powered by
aprift
Know any property instantly



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,280.91 ft ² / 119 m ²
Plot Area:	-
£/sqft:	£171.75
Council Tax :	Band E
Annual Estimate:	£2,410 pa
Title Number:	-
UPRN:	39097373

Price Estimate:	-
Tenure:	-

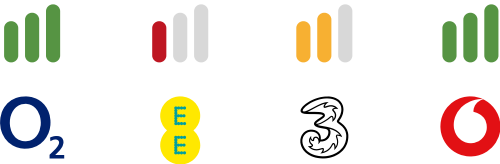
Local Area

Local Authority:	St helens council
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

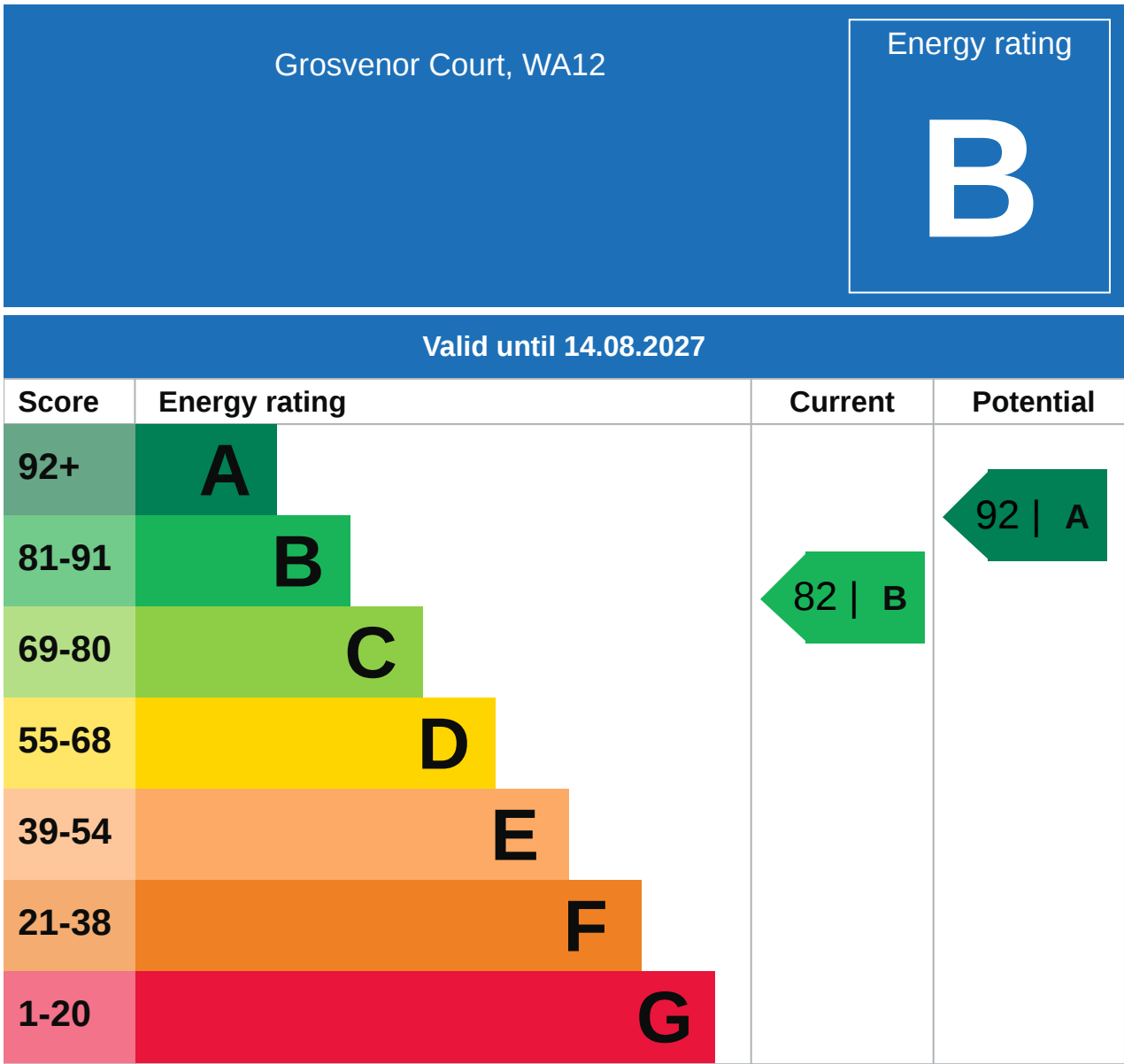
11 mb/s	78 mb/s	1000 mb/s

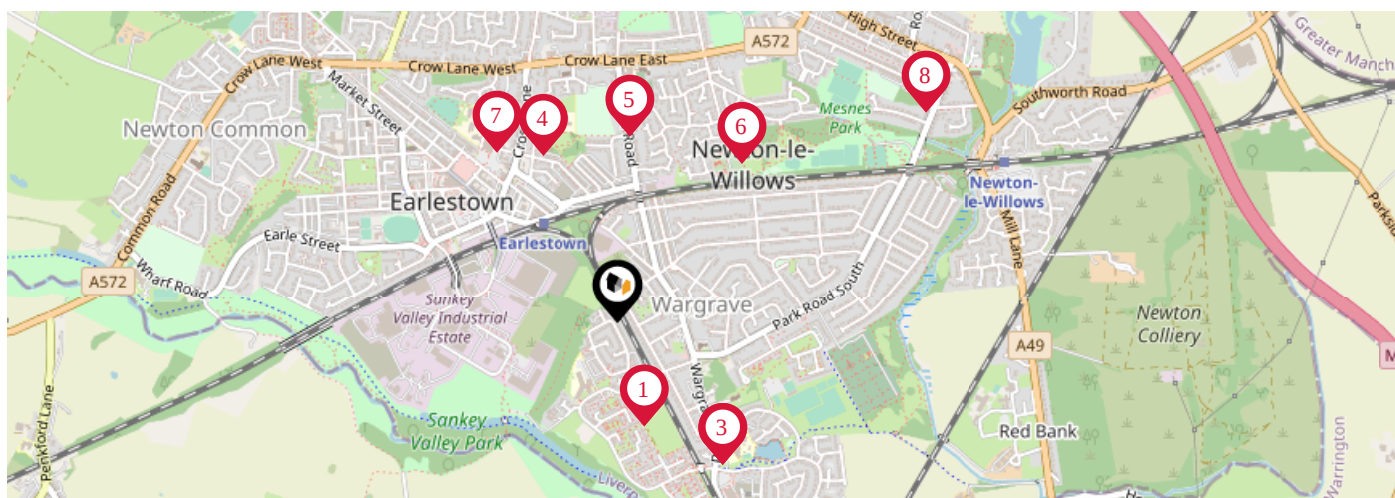
Mobile Coverage: (based on calls indoors)



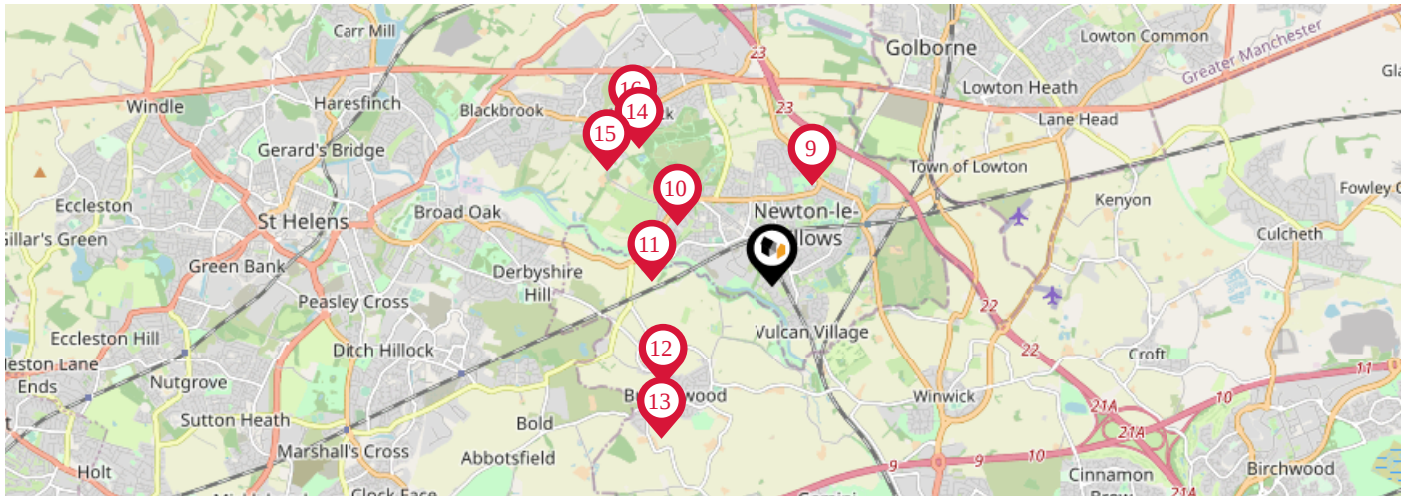
Satellite & Cable TV Availability:







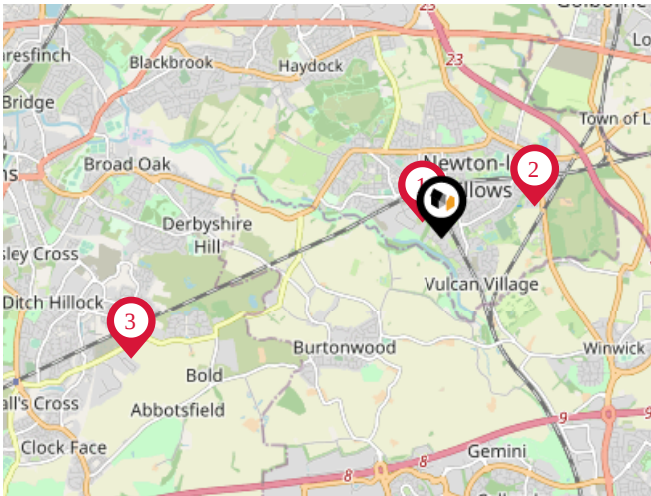
		Nursery	Primary	Secondary	College	Private
1	Wargrave CoFE Primary School Ofsted Rating: Requires improvement Pupils: 397 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd) Ofsted Rating: Good Pupils:0 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wargrave House School Ofsted Rating: Outstanding Pupils: 53 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Junior School Ofsted Rating: Requires improvement Pupils: 235 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Catholic Infant School Ofsted Rating: Requires improvement Pupils: 218 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Newton-le-Willows Primary School Ofsted Rating: Good Pupils: 600 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The District CoFE Primary School Ofsted Rating: Good Pupils: 336 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Peter's CoFE Primary School Ofsted Rating: Outstanding Pupils: 247 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hope Academy Ofsted Rating: Good Pupils: 1217 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penkford School Ofsted Rating: Good Pupils: 54 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burtonwood Community Primary School Ofsted Rating: Not Rated Pupils: 204 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul of the Cross Catholic Primary School Ofsted Rating: Good Pupils: 143 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James' Church of England Primary School Ofsted Rating: Not Rated Pupils: 169 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Valley Primary School Ofsted Rating: Outstanding Pupils: 264 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydock English Martyrs' Primary School Ofsted Rating: Good Pupils: 330 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

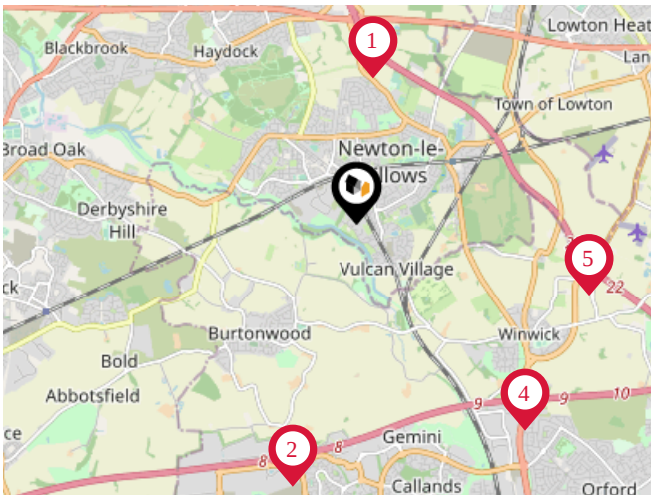
Area

Transport (National)



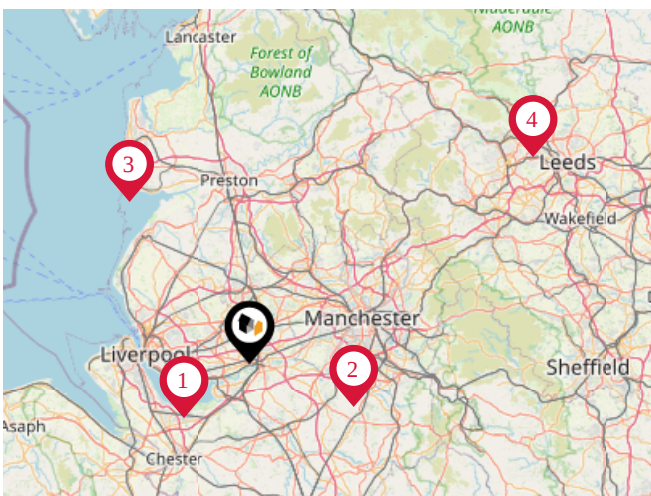
National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.22 miles
2	Newton-le-Willows Rail Station	0.87 miles
3	St Helens Junction Rail Station	2.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J23	1.29 miles
2	M62 J8	2.39 miles
3	M6 J24	2.8 miles
4	M62 J9	2.36 miles
5	M6 J22	2.15 miles

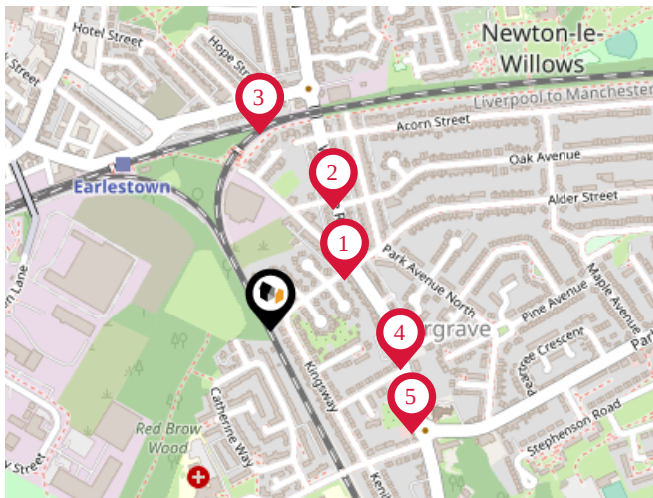


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.95 miles
2	Manchester Airport	16.08 miles
3	Blackpool International Airport	28.25 miles
4	Leeds Bradford International Airport	49.35 miles

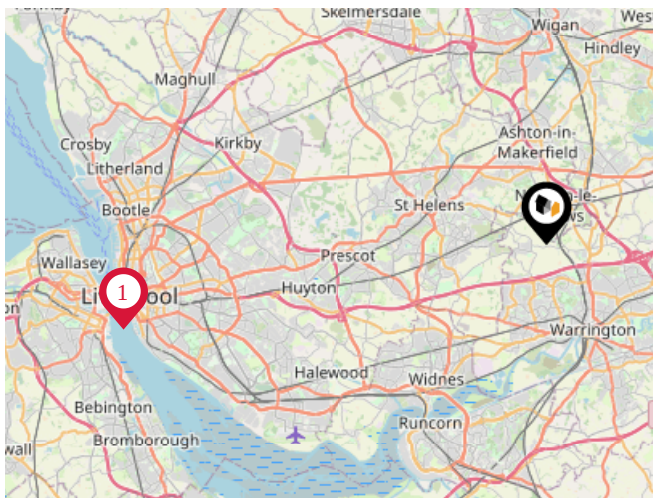
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Wargrave Road	0.1 miles
2	Oak Avenue	0.15 miles
3	Hope Street	0.22 miles
4	Connaught Drive	0.15 miles
5	Park Road South	0.19 miles



Ferry Terminals

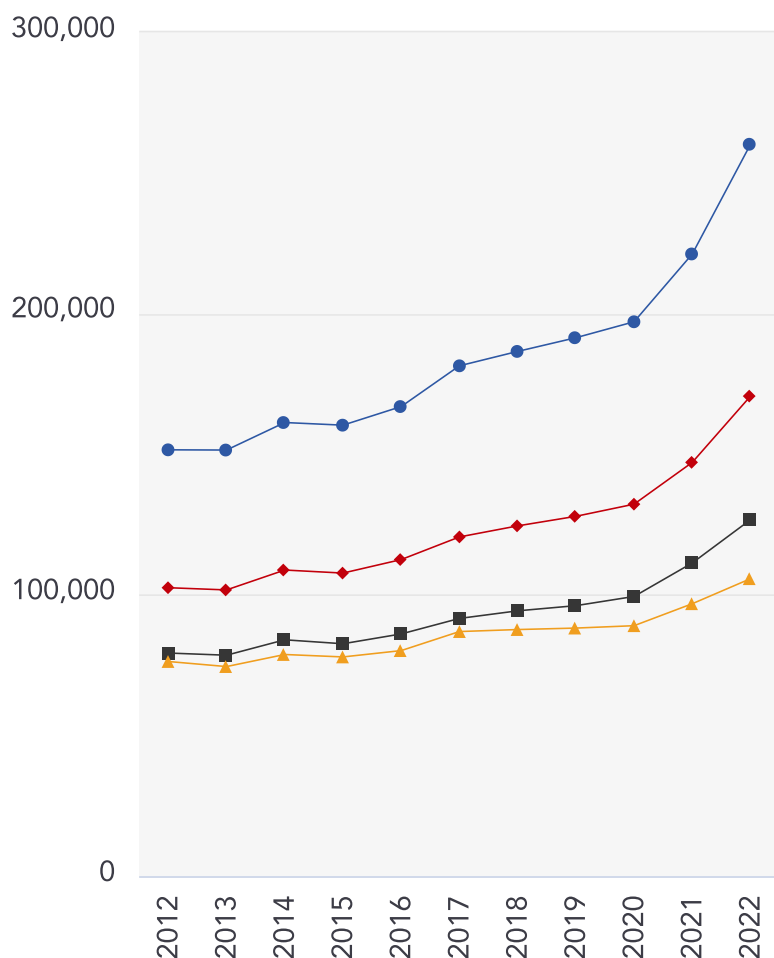
Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	15.26 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in WA12



Flat

+38.58%

Terraced

+59.76%

Semi-Detached

+66.42%

Detached

+71.66%



Our Think Estate Agents

THINK Estate Agents originally began life as Mortgage Matters over 25 years ago. A successful Mortgage Brokerage established by Aidan, the owner and Director of THINK. He built up a very successful business with a Team of 6 Advisers providing Mortgage Advice for the majority of local Estate Agents.

The "credit crunch" in 2008 forced the business to diversify, and in 2009 Think Rentals was born. Since then, the Lettings business has grown significantly to become the leading agent in the town with an impressive and growing portfolio of Managed properties.

Aidan's son Jack joined the business in 2013. Jack helped with the re-brand of the business as THINK Estate Agents taking us into the property Sales market. Since 2013 THINK have grown beyond all expectations, being on of the top selling agents in the town since 2014 when we introduced our fixed fee packages.

2020 has been another significant mile stone for THINK Estate Agents opening our second branch in Haydock. The Haydock team will look to bring a new approach in letting and sales revolutionising the way people from Haydock and St.Helens not only deal with property but also see them, being the only agent in the town to offer vi

Testimonial 1



I cannot thank Aidan and the team at THINK for their dedication. From the very beginning to the completion communication was outstanding, the marketing of the property was amazing and sold within just 4 days of going on the market.

I have used other agents before, but would never use another ever again. - Andie Shell Gerrity

Testimonial 2



I've dealt with Think over many years as a landlord and recently acted as estate agent in a property sale. You can't go wrong with this company, the staff are helpful and good to do business with. Unlike many, these are life's good guys. Thank you for your support over the years! - Mark Hancocks

Testimonial 3



Good local advice given on valuation for sales and letting with relevant supporting documentation. Let agreed within a day of Think Estate agents receiving the keys. Tenant moved in within a couple of weeks. Very smooth professional process. Prompt payment and kept informed throughout. - Thomas Collins



/ThinkSLM



/ThinkUK

Agency 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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

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.

Sprift Technologies Limited aggregate 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.



Think Estate Agents

32 Bridge Street, Newton Le
Willows, WA12 9BA
01925 290290
aidan@think-property.com
www.think-property.com

