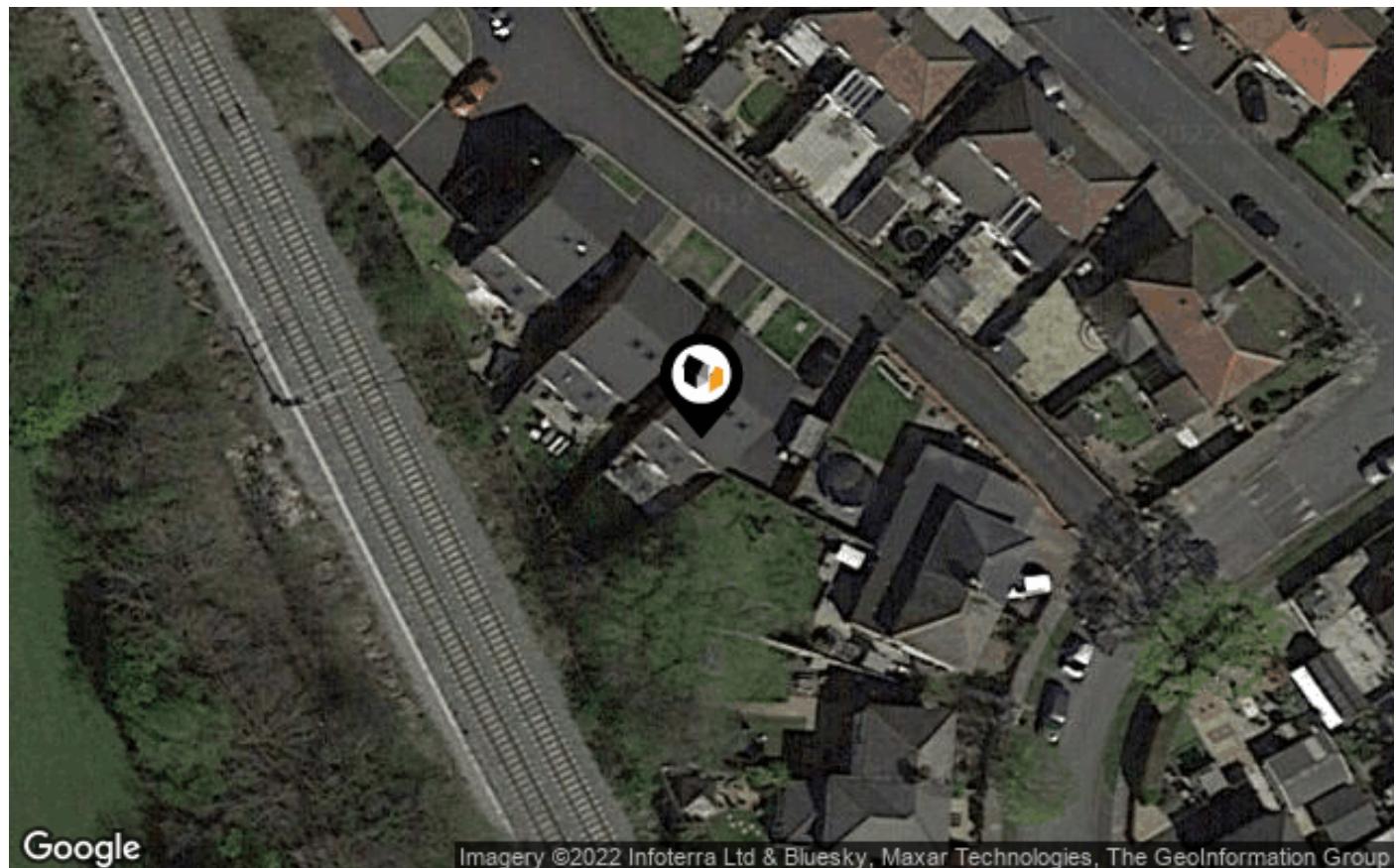


THINK



Google

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KFB: Key Facts For Buyers

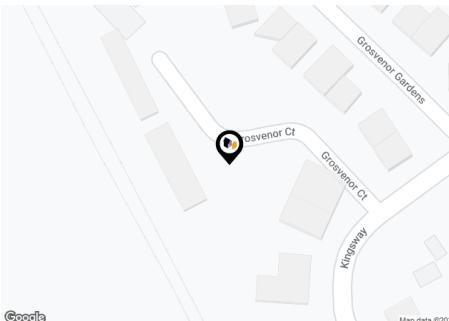
An insight into your property and the local area

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

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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)

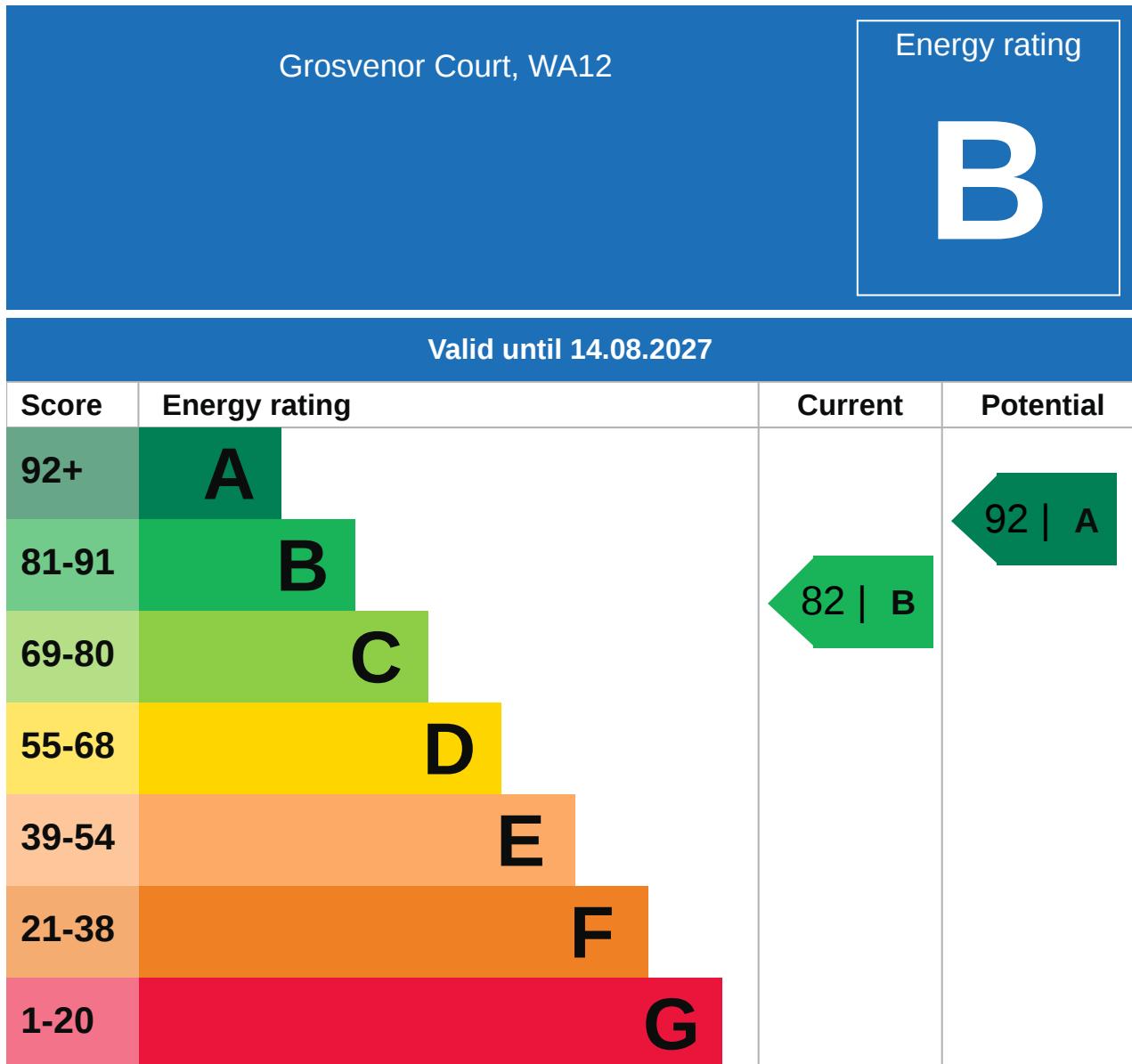


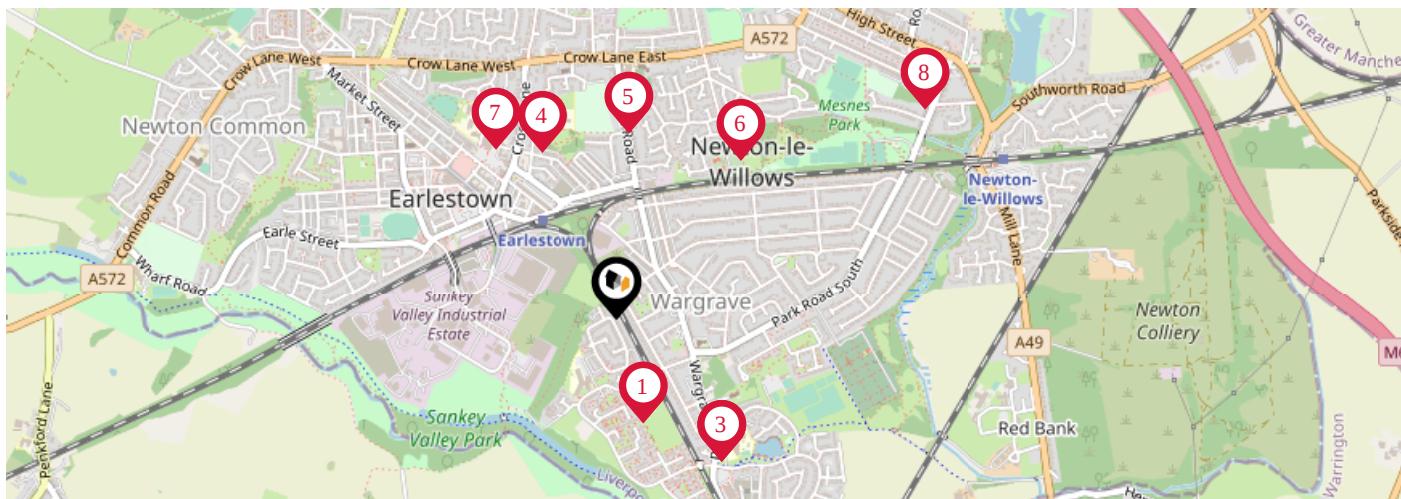
Satellite & Cable TV Availability:



Property EPC - Certificate

THINK



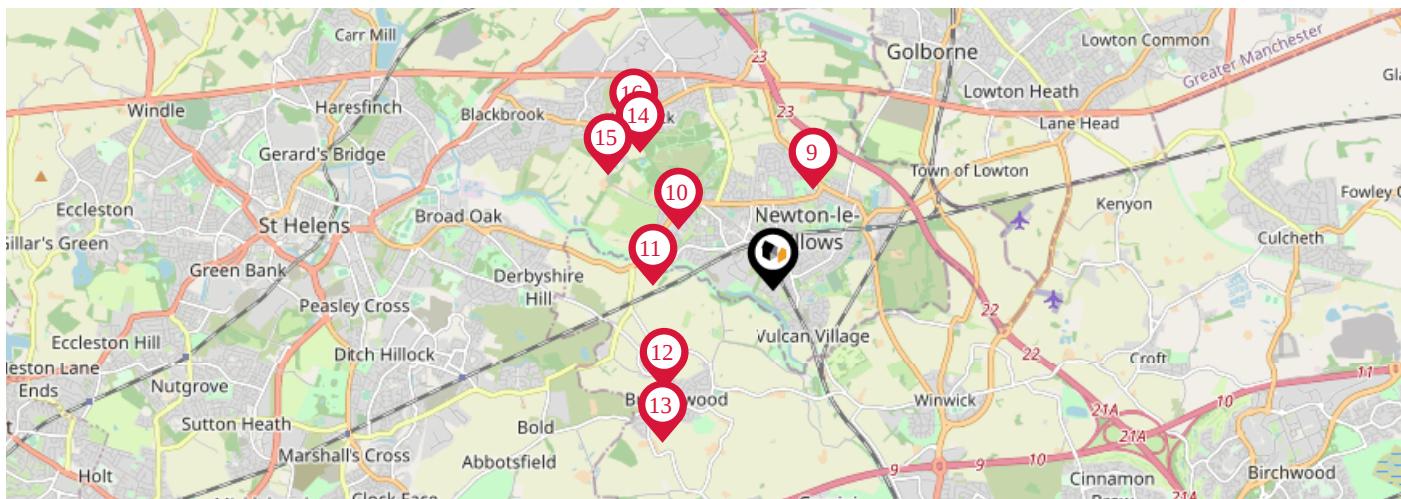


Nursery Primary Secondary College Private

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

Area Schools

THINK

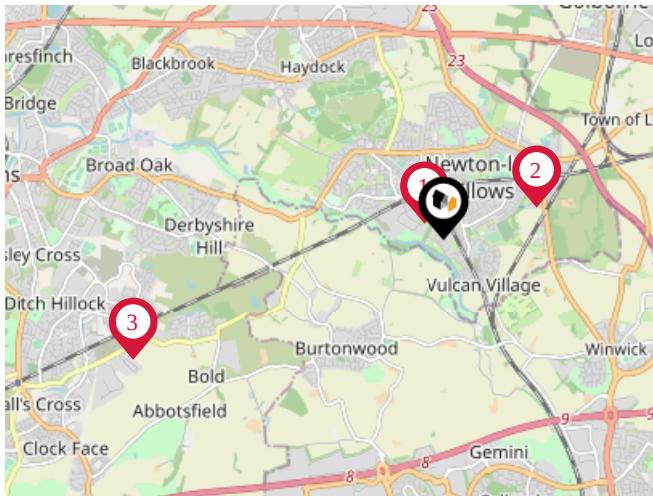


Nursery Primary Secondary College Private

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

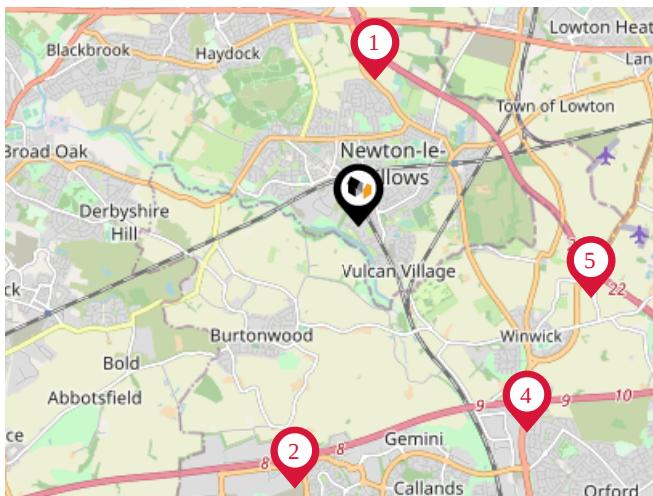
Area Transport (National)

THINK



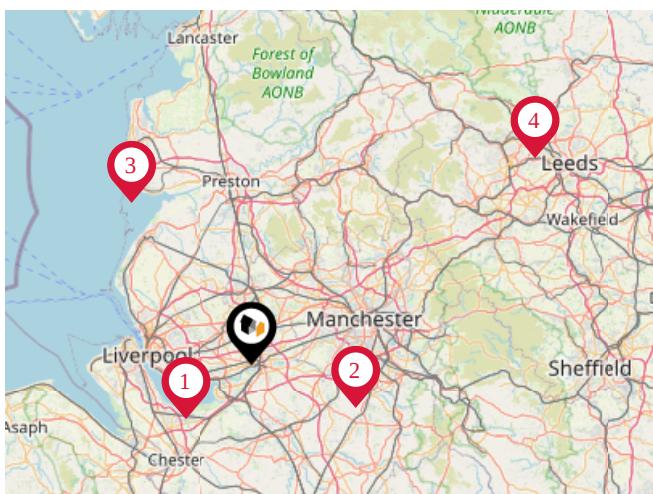
National Rail Stations

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

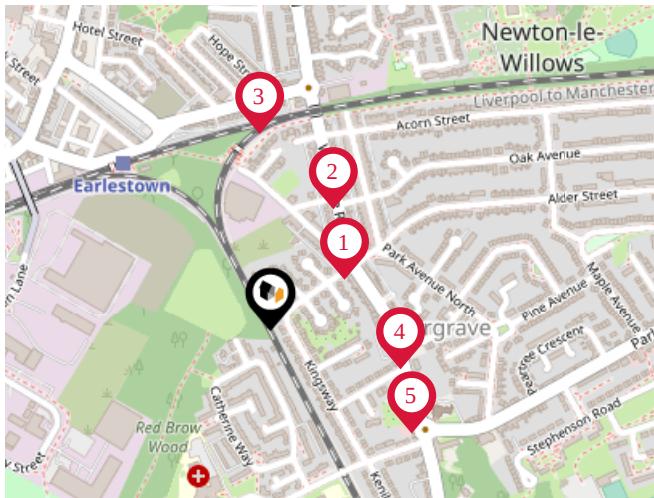


Airports/Helpads

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

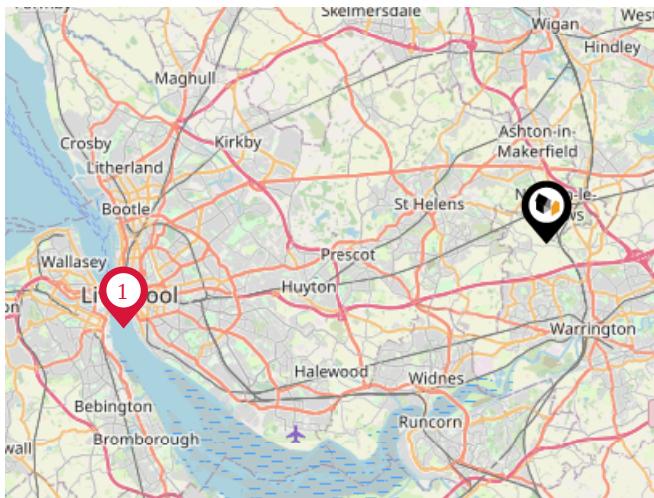
Area Transport (Local)

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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



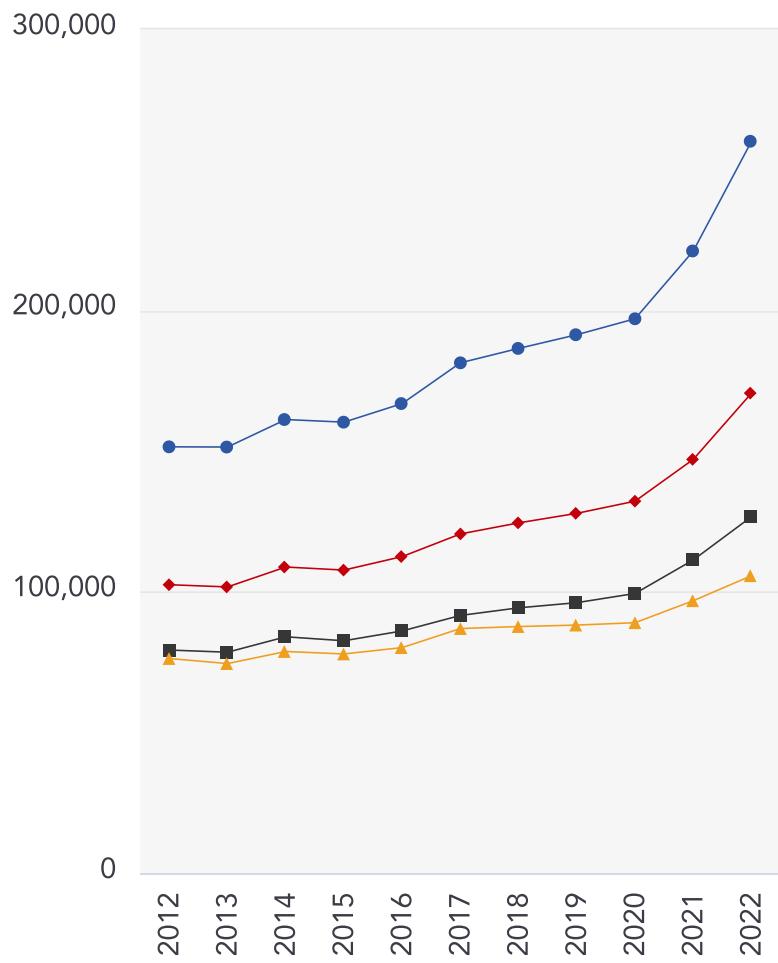
Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	15.26 miles

Market House Price Statistics

THINK

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 one 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

Agency Testimonials



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



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.

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