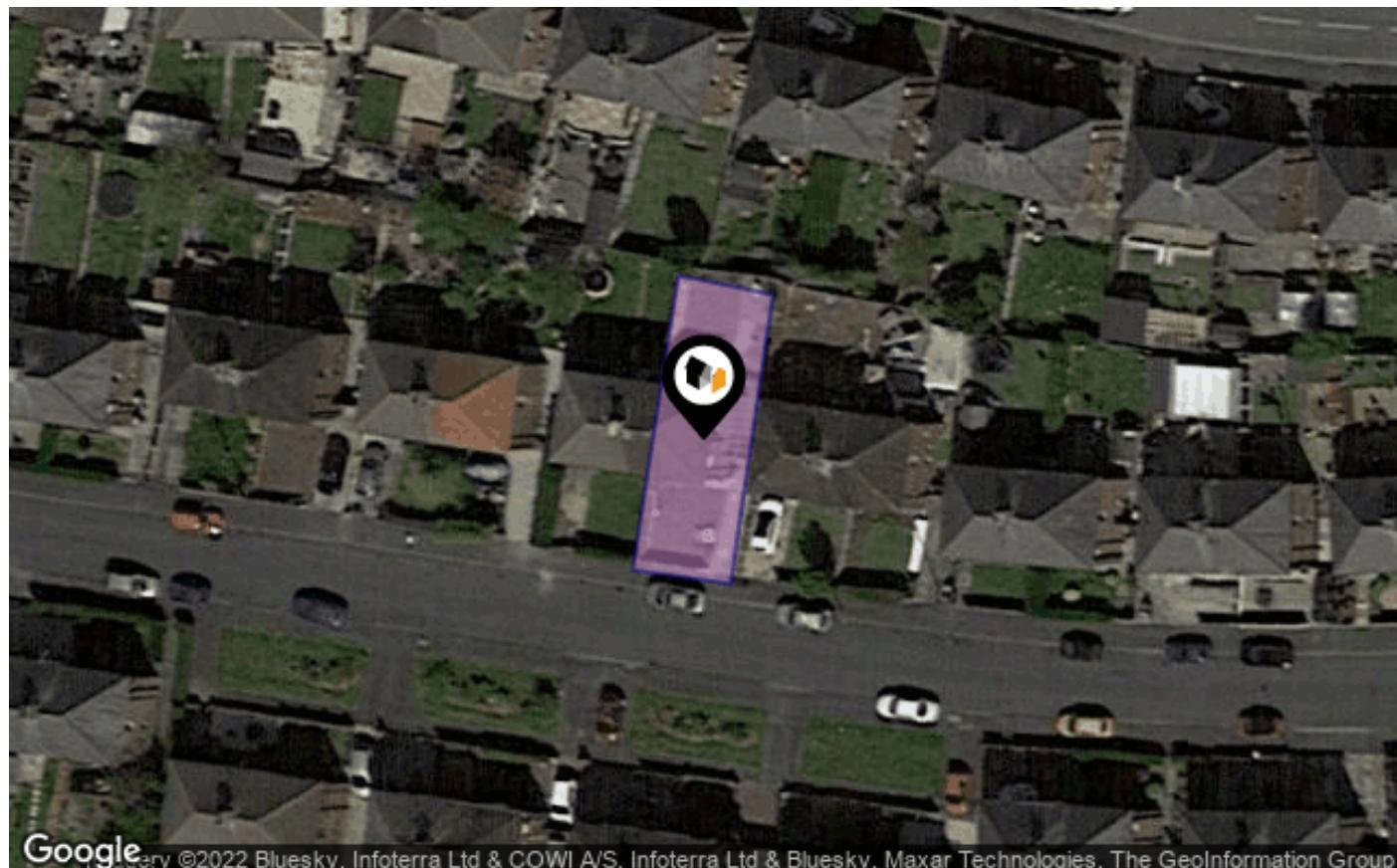


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KFB: Key Facts For Buyers

An insight into your property and the local area

GIBBONS AVENUE, ST. HELENS, WA10

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

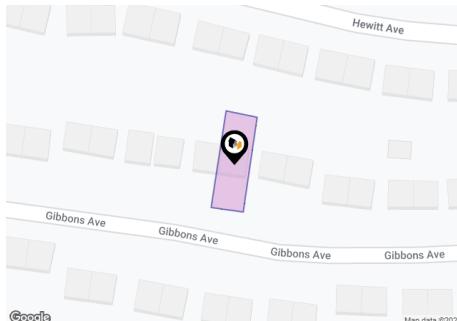
01925 290290

aidan@think-property.com

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Property

Type:	Semi-Detached	Last Sold £/ft ² :	£123.00
Bedrooms:	3	Price Estimate:	-
Floor Area:	764.24 ft ² / 71 m ²	Tenure:	Freehold
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,315 pa		
Title Number:	MS158796		
UPRN:	39023465		

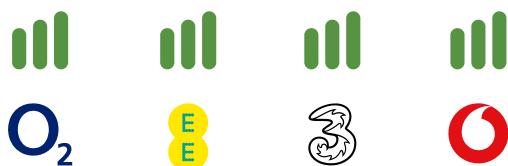
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)

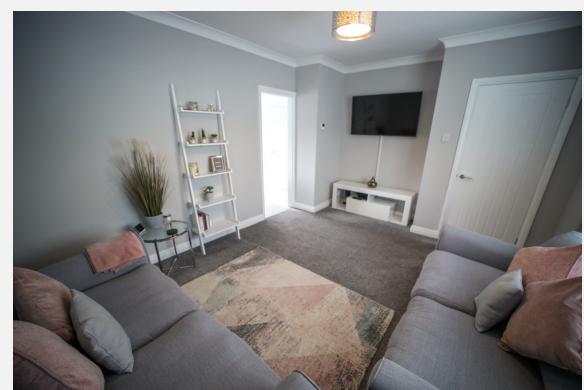


Satellite/Fibre TV Availability:



Gallery Photos

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Gallery Photos

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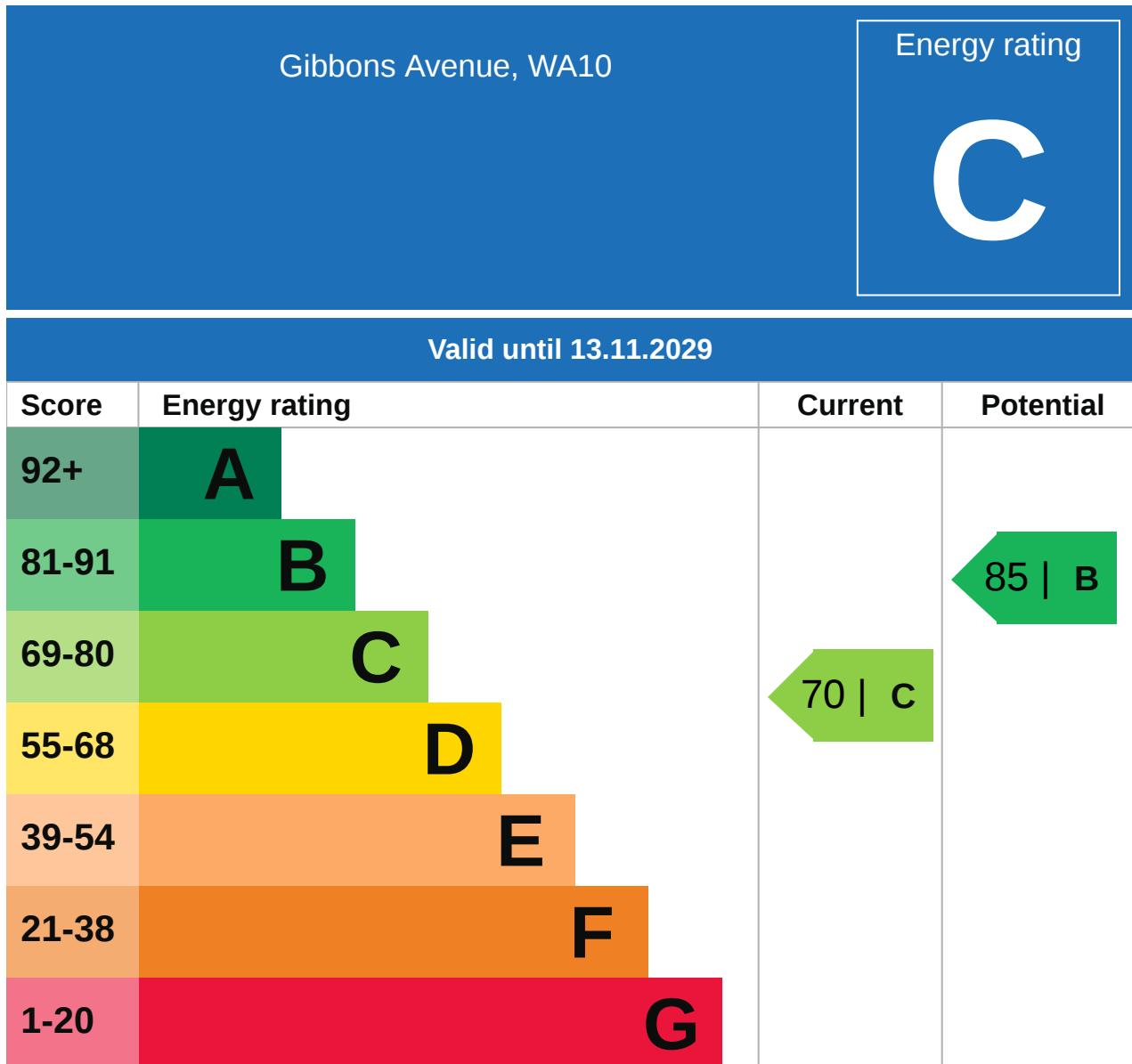
GIBBONS AVENUE, ST. HELENS, WA10



This plan is illustrative only.
Its details cannot be relied upon and no liability is taken for any errors.

Property EPC - Certificate

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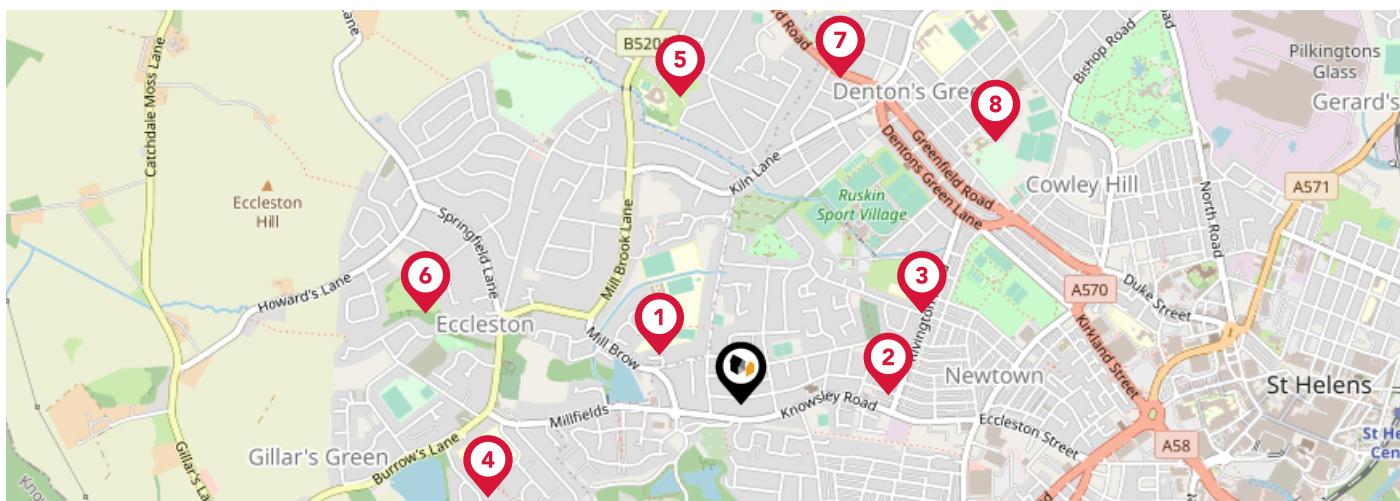


Additional EPC Data

Property Type:	House
Built Form:	Semi-Detached
Transaction Type:	Marketed sale
Total Floor Area:	71 m ²
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Mains Gas:	Yes
Floor Level:	-
Flat Top Storey:	No
Top Storey:	-
Glazing Type:	Double glazing installed during or after 2002
Previous Extensions:	-
Lighting:	Low energy lighting in 88% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Open Fireplaces:	-
Hotwater System:	From main system
Hotwater Efficiency:	Good
Floors:	Solid, no insulation (assumed)
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Ventilation:	Natural

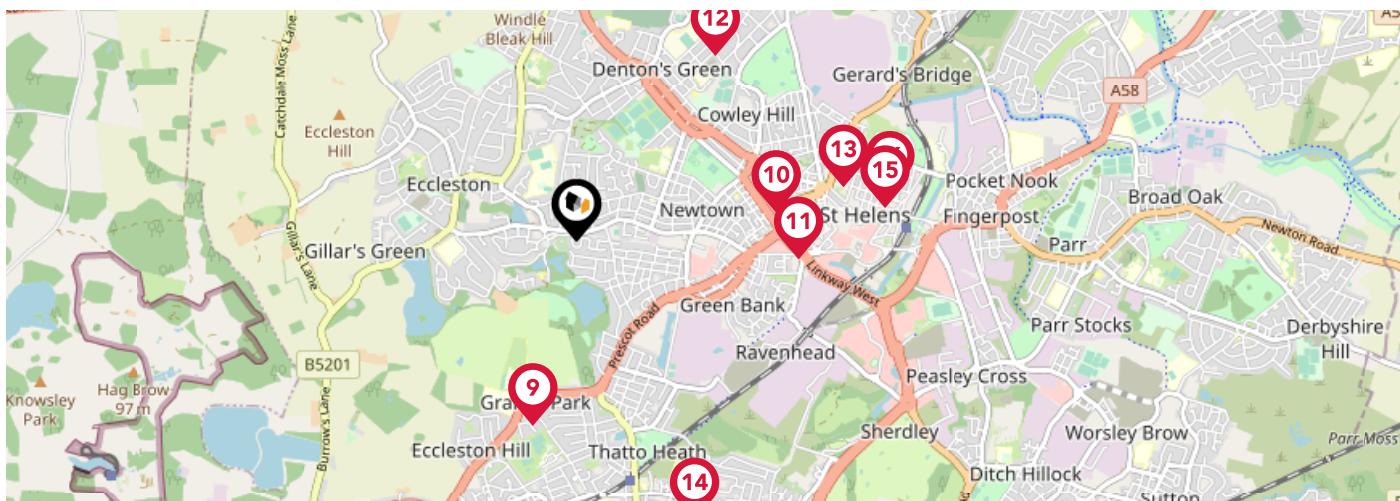
Area Schools

THINK



Nursery Primary Secondary College Private

1	De La Salle School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofted Rating: Requires improvement Pupils: 1188 Distance:0.21					
2	St Teresa's Catholic Primary School, Devon Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofted Rating: Good Pupils: 190 Distance:0.32					
3	Queen's Park CofE/Urc Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofted Rating: Good Pupils: 396 Distance:0.45					
4	Eccleston Mere Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofted Rating: Requires improvement Pupils: 446 Distance:0.6					
5	Bleak Hill Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofted Rating: Outstanding Pupils: 467 Distance:0.69					
6	St Julie's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofted Rating: Outstanding Pupils: 242 Distance:0.73					
7	St Thomas of Canterbury Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofted Rating: Good Pupils: 205 Distance:0.75					
8	Rivington Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofted Rating: Outstanding Pupils: 236 Distance:0.81					

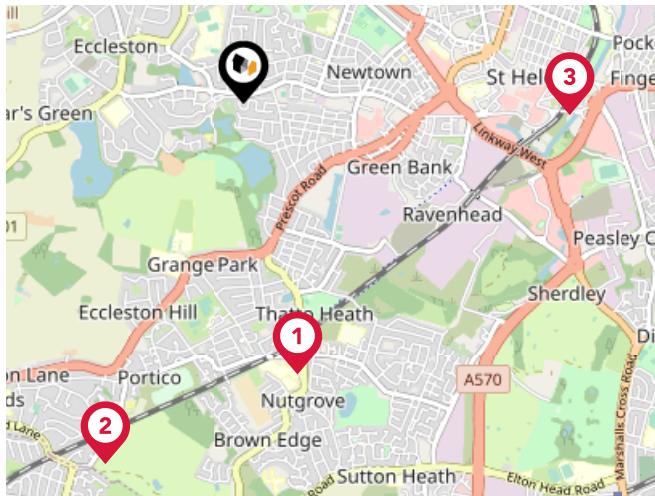


Nursery Primary Secondary College Private

 Carmel College Ofsted Rating: Outstanding Pupils: 0 Distance: 0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary & St Thomas' CofE Primary School Ofsted Rating: Outstanding Pupils: 228 Distance: 0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Helens College Ofsted Rating: Requires improvement Pupils: 0 Distance: 0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cowley International College Ofsted Rating: Good Pupils: 1498 Distance: 1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Launchpad Centre Ofsted Rating: Good Pupils: 36 Distance: 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Thatto Heath Community Primary School Ofsted Rating: Good Pupils: 674 Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Cross Catholic Primary School Ofsted Rating: Requires improvement Pupils: 184 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Parish Church of England Primary School, St Helens Ofsted Rating: Not Rated Pupils: 203 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

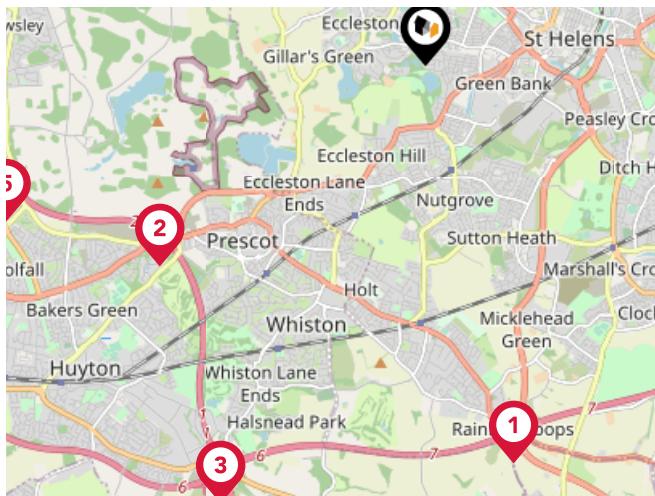
Area Transport (National)

THINK



National Rail Stations

Pin	Name	Distance
1	Thatto Heath Rail Station	1.22 miles
2	Eccleston Park Rail Station	1.71 miles
3	St Helens Central Rail Station	1.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J7	3.59 miles
2	M57 J2	2.93 miles
3	M62 J6	4.26 miles
4	M58 J5	5.51 miles
5	M57 J3	3.94 miles

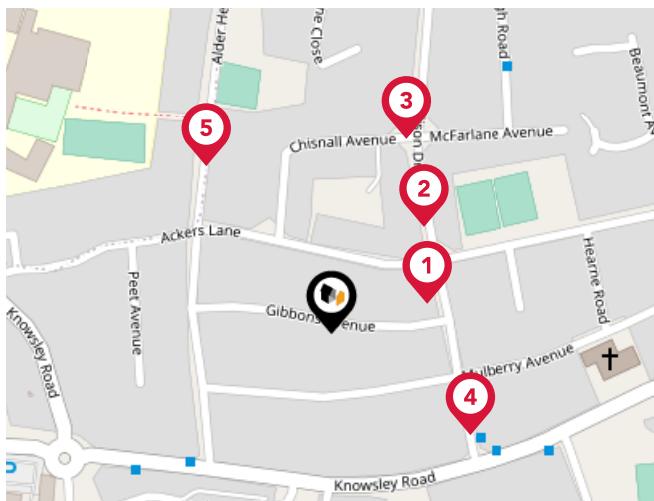


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	8.84 miles
2	Blackpool International Airport	25.13 miles
3	Manchester Airport	21.3 miles
4	Leeds Bradford International Airport	53.62 miles

Area Transport (Local)

THINK



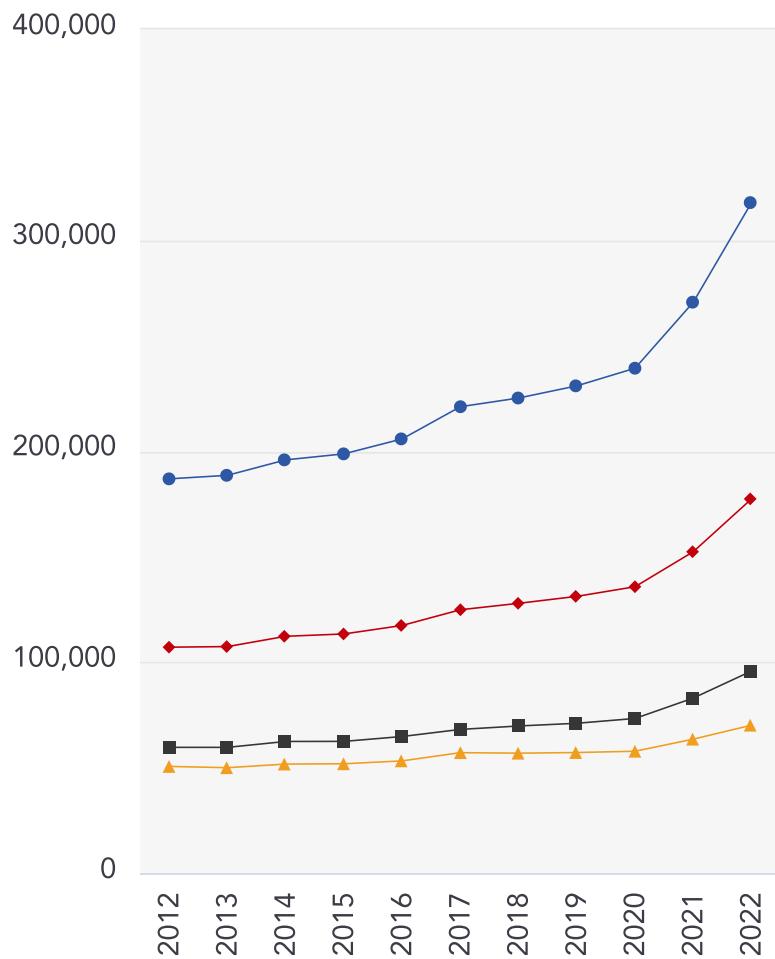
Bus Stops/Stations

Pin	Name	Distance
1	Mcfarlane Avenue	0.06 miles
2	Hewitt Avenue	0.08 miles
3	Chisnall Avenue	0.12 miles
4	Mulberry Avenue	0.1 miles
5	De La Salle School	0.12 miles

Market House Price Statistics

THINK

10 Year History of Average House Prices by Property Type in WA10



Flat

+38.63%

Terraced

+60.63%

Semi-Detached

+65.62%

Detached

+70.04%

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



Think Estate Agents Data Quality

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Think Estate Agents

32 Bridge Street, Newton Le Willows,

WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com



Land Registry



Valuation Office
Agency

