

# 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

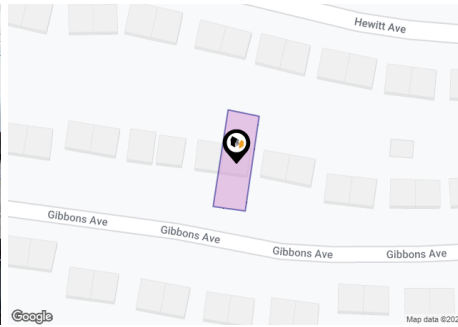
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## Property

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

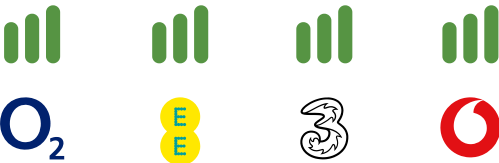
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	66 mb/s	1000 mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





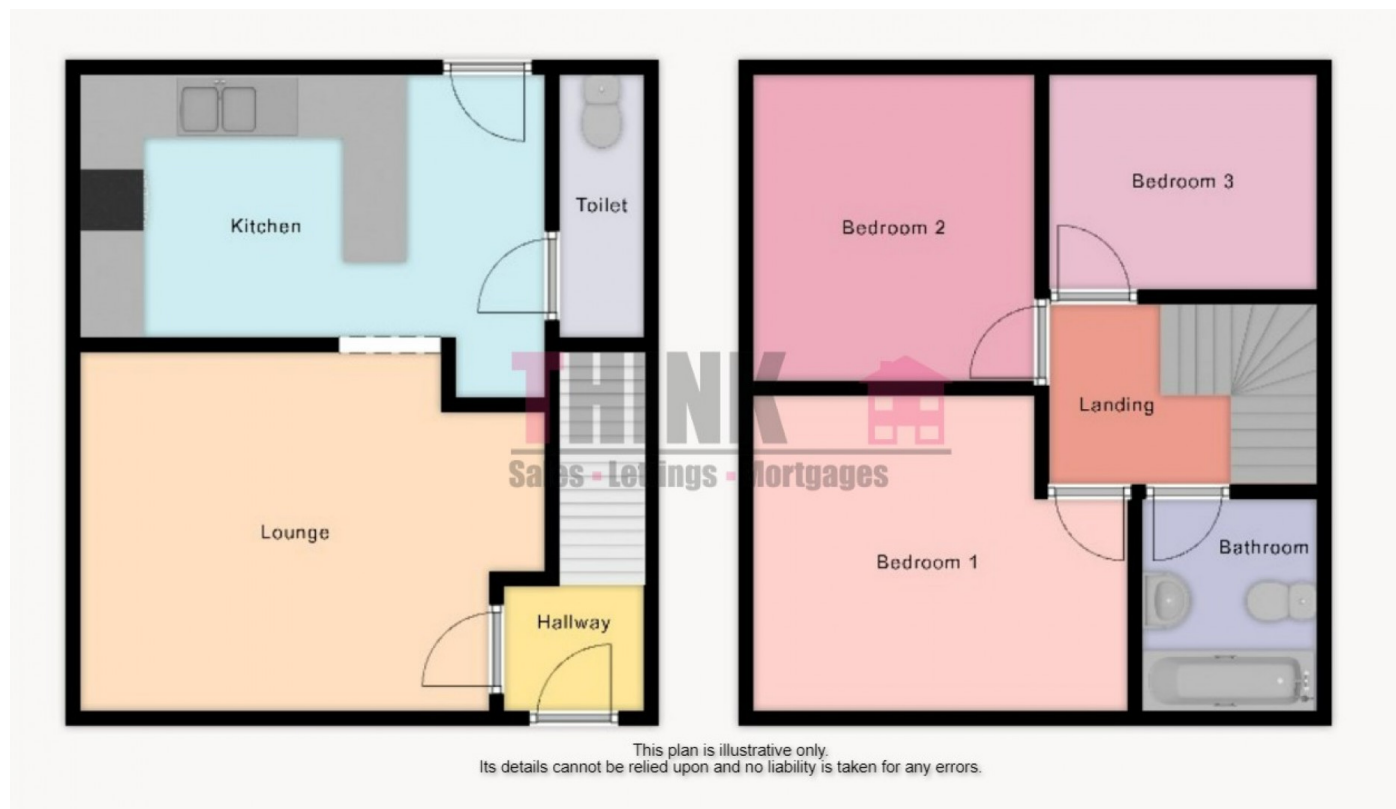


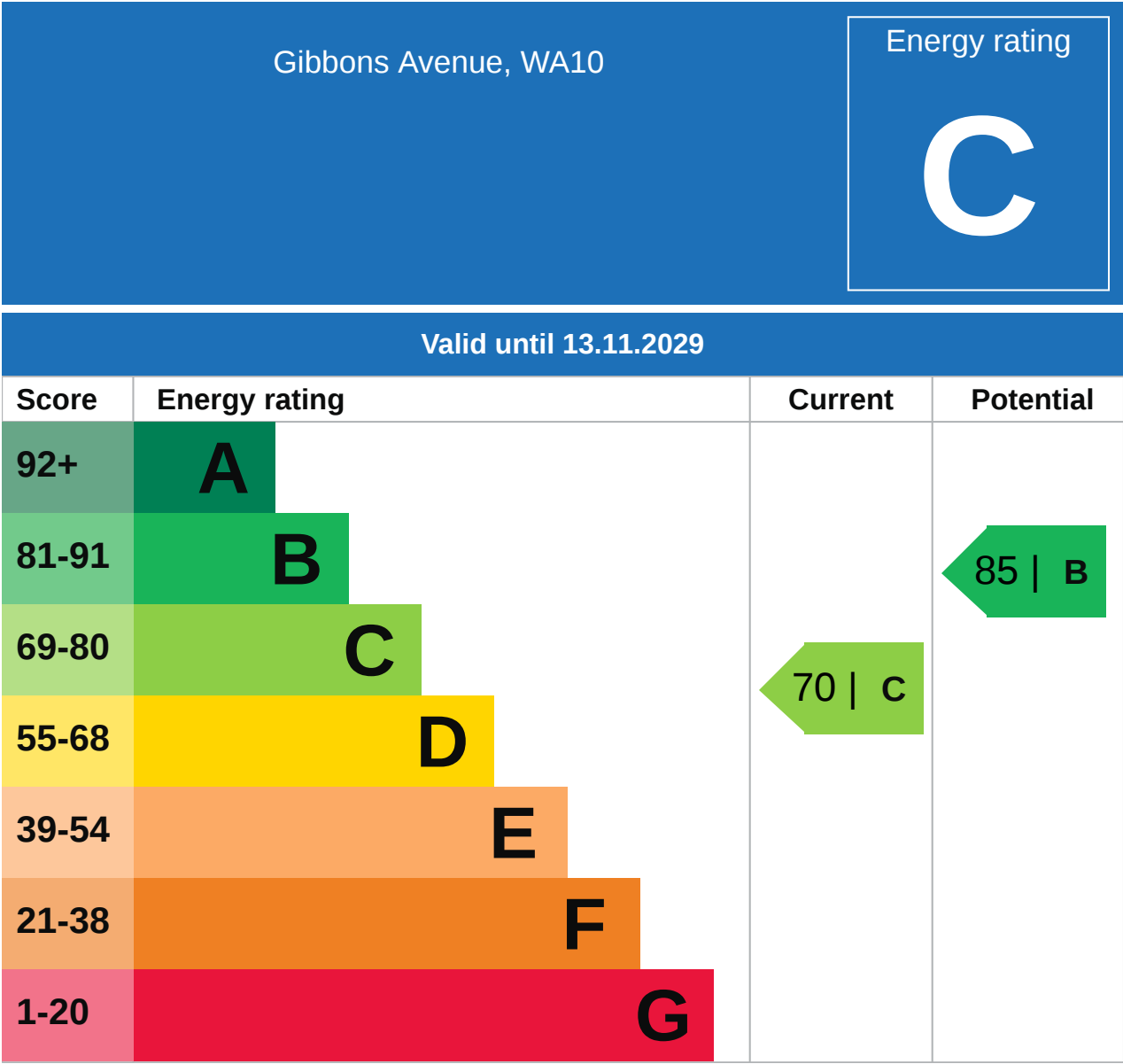






## GIBBONS AVENUE, ST. HELENS, WA10

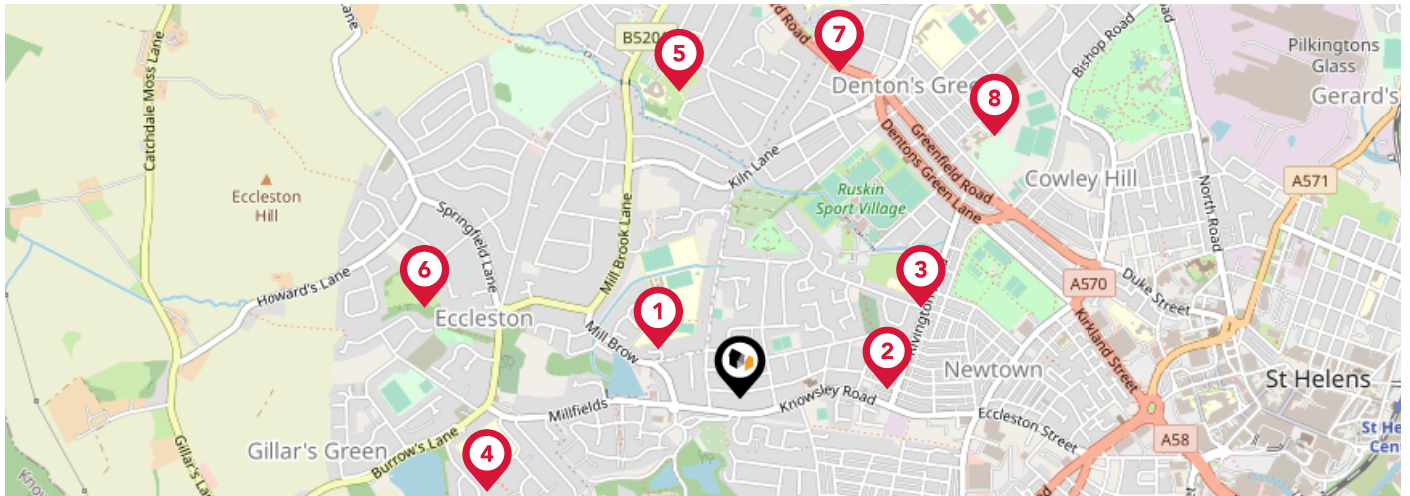






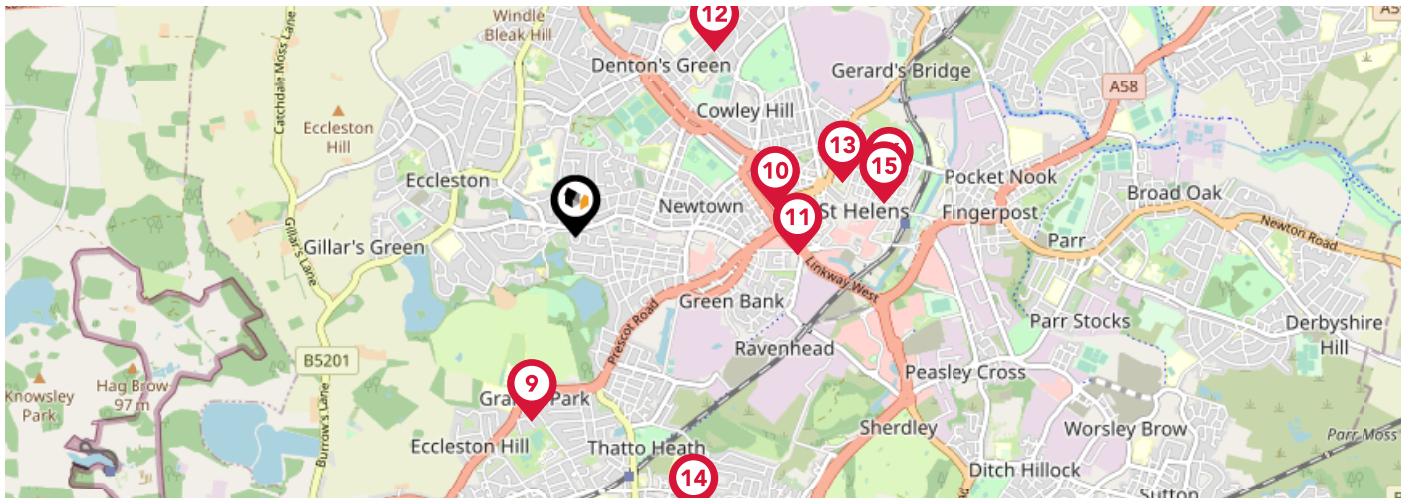
## Additional EPC Data

Property Type:	House
Built Form:	Semi-Detached
Transaction Type:	Marketed sale
Total Floor Area:	71 m <sup>2</sup>
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

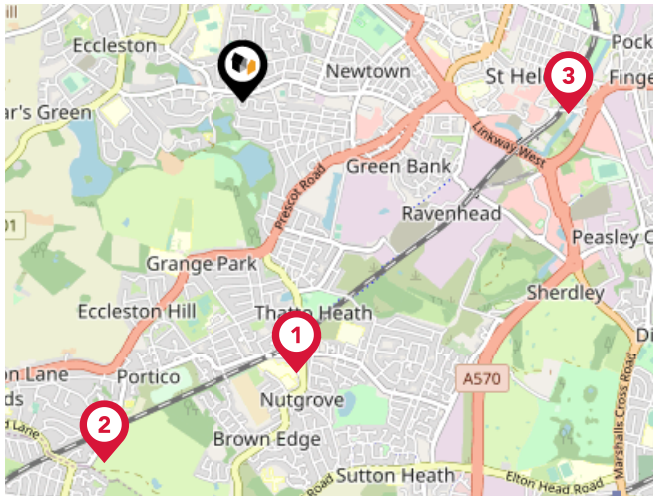


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>De La Salle School</b> Ofsted Rating: Requires improvement   Pupils: 1188   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Teresa's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



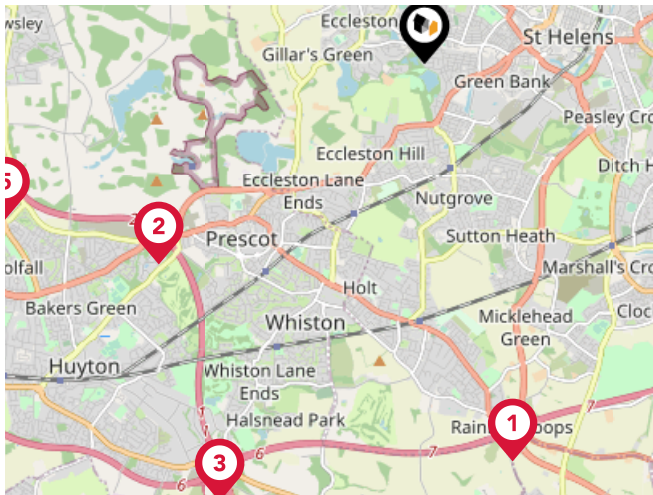


		Nursery	Primary	Secondary	College	Private
	<b>Carmel College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary &amp; St Thomas' CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 228   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Helens College</b> 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"/>
	<b>Cowley International College</b> Ofsted Rating: Good   Pupils: 1498   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Launchpad Centre</b> Ofsted Rating: Good   Pupils: 36   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thatto Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 674   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> 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"/>
	<b>Parish Church of England Primary School, St Helens</b> 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"/>



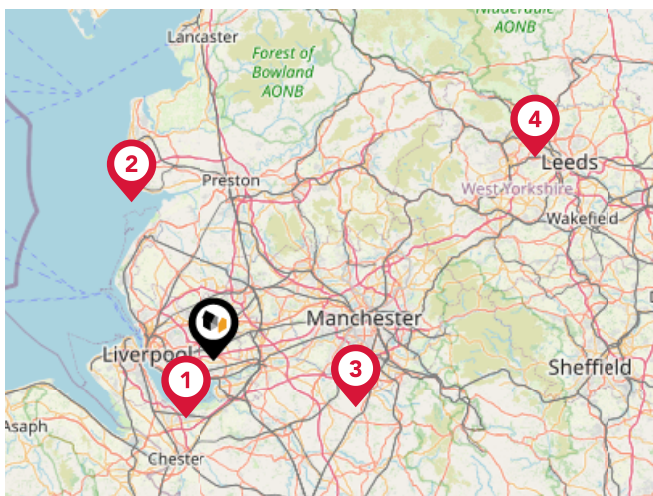
### National Rail Stations

Pin	Name	Distance
	Thatto Heath Rail Station	1.22 miles
	Ecclestone Park Rail Station	1.71 miles
	St Helens Central Rail Station	1.44 miles



### Trunk Roads/Motorways

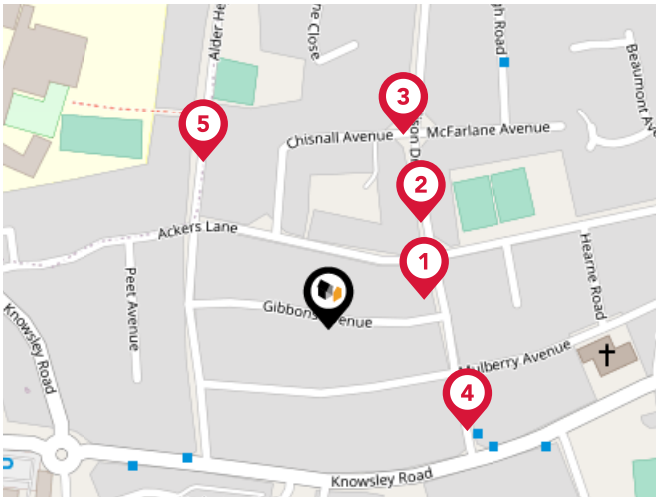
Pin	Name	Distance
	M62 J7	3.59 miles
	M57 J2	2.93 miles
	M62 J6	4.26 miles
	M58 J5	5.51 miles
	M57 J3	3.94 miles



### Airports/Helipads

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





Bus Stops/Stations

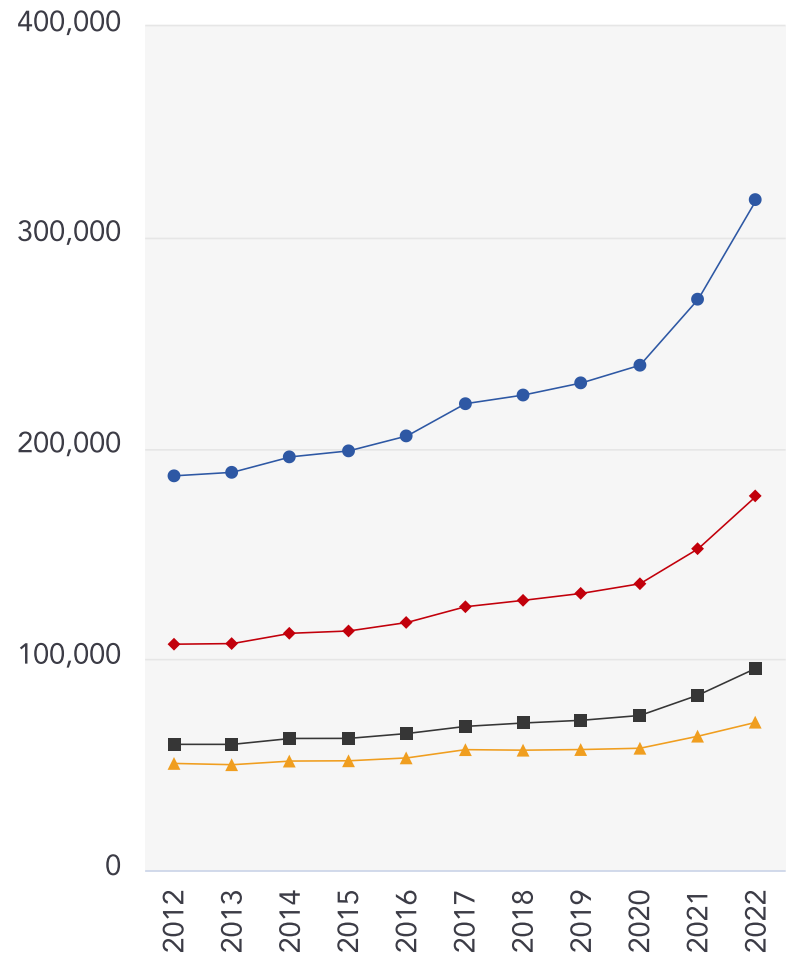
Pin	Name	Distance
1	Mcfarlane Avenue	0.06 miles
2	Hewitt Avenue	0.08 miles
3	Chisnall Avenue	0.12 miles
4	Mulberry Avenue	0.1 miles
5	De La Salle School	0.12 miles

# Market

## House Price Statistics



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



/ThinkSLM



/ThinkUK



# Think Estate Agents

## 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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