

# KFB: Key Facts For Buyers

An insight into your property and the local area

**FALLOW BROOK, LEIGH, WN7**

## Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

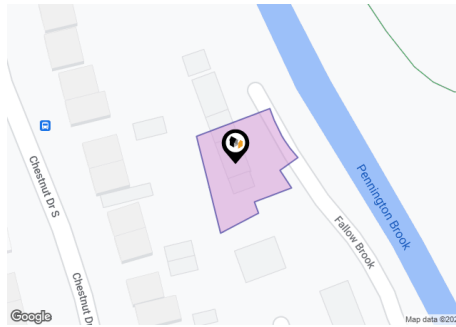
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## Property

Type:	Detached	Last Sold £/ft <sup>2</sup> :	£210.08
Bedrooms:	3	Price Estimate:	-
Floor Area:	904.17 ft <sup>2</sup> / 84 m <sup>2</sup>	Tenure:	Leasehold
Plot Area:	0.11 acres	Start Date:	01/01/2015
Council Tax :	Band D	End Date:	01/01/3014
Annual Estimate:	£1,741 pa	Lease Term:	999 years from 1 January 2015
Title Number:	MAN293438	Term Remaining:	992 years
UPRN:	10091699586		

## Local Area

Local Authority:	Wigan
Flood Risk:	Very Low
Conservation Area:	No

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

<b>5</b> mb/s	<b>35</b> mb/s	<b>330</b> mb/s

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



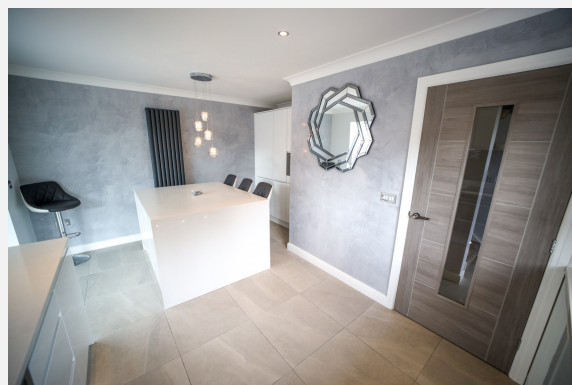
### Satellite/Fibre TV Availability:



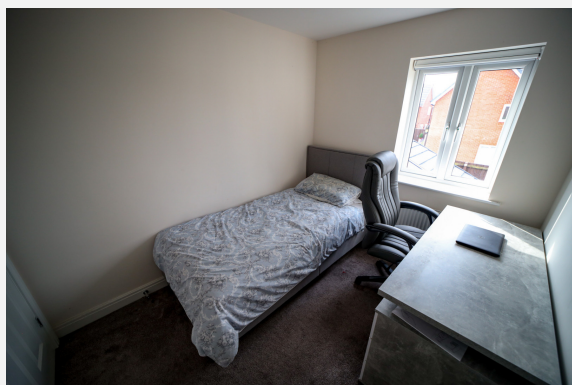
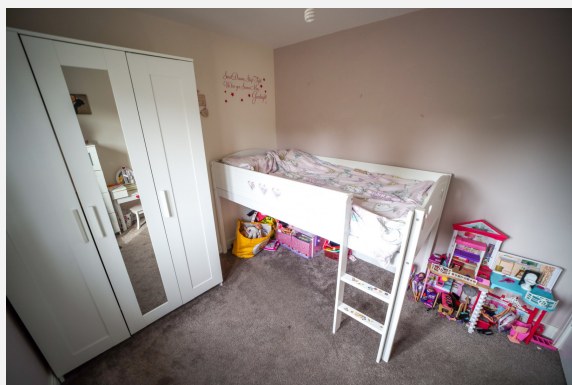










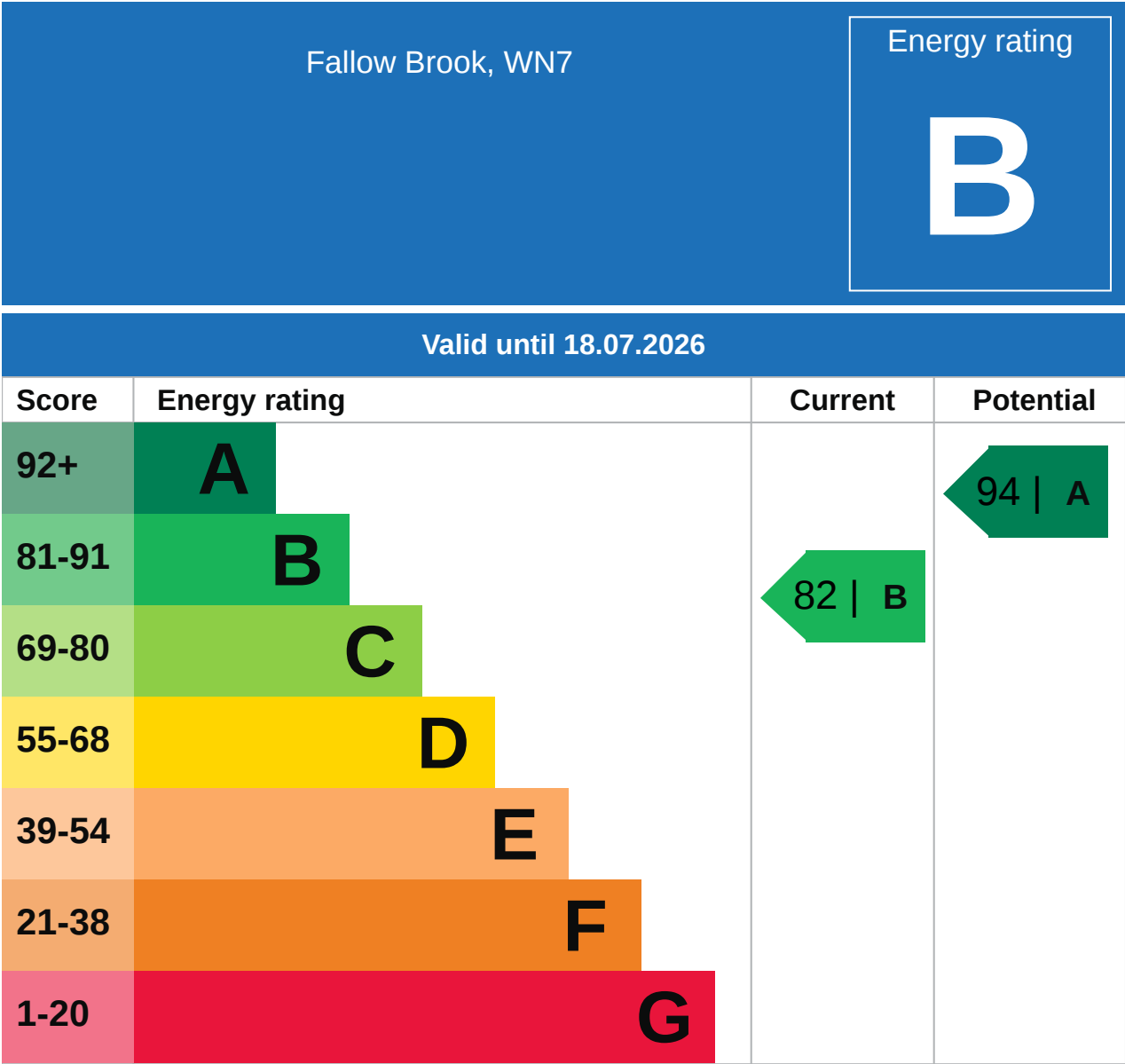




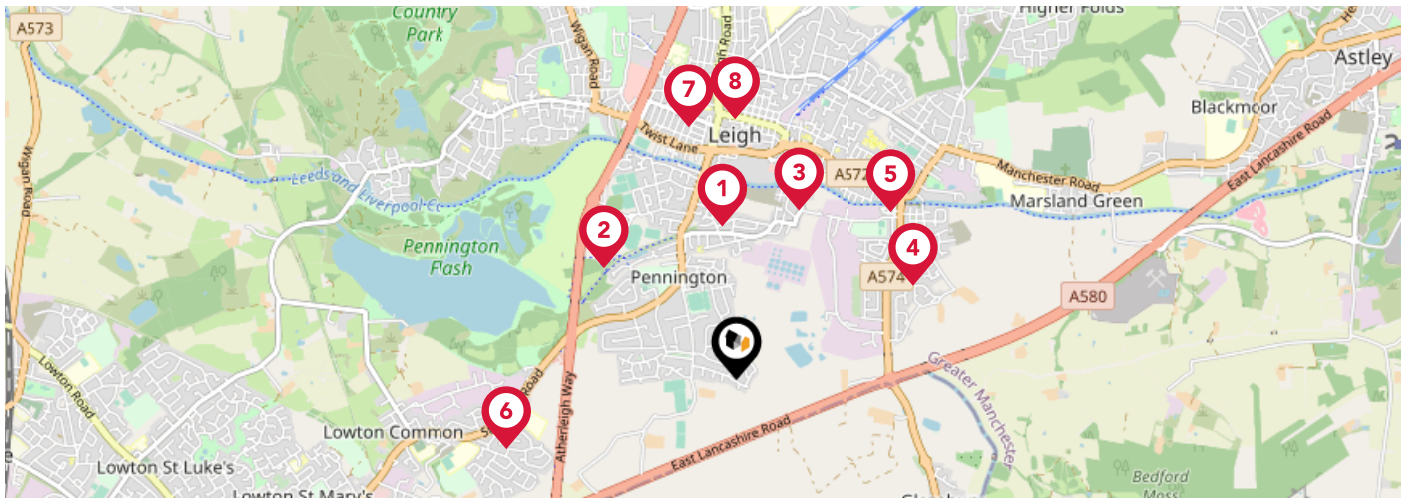


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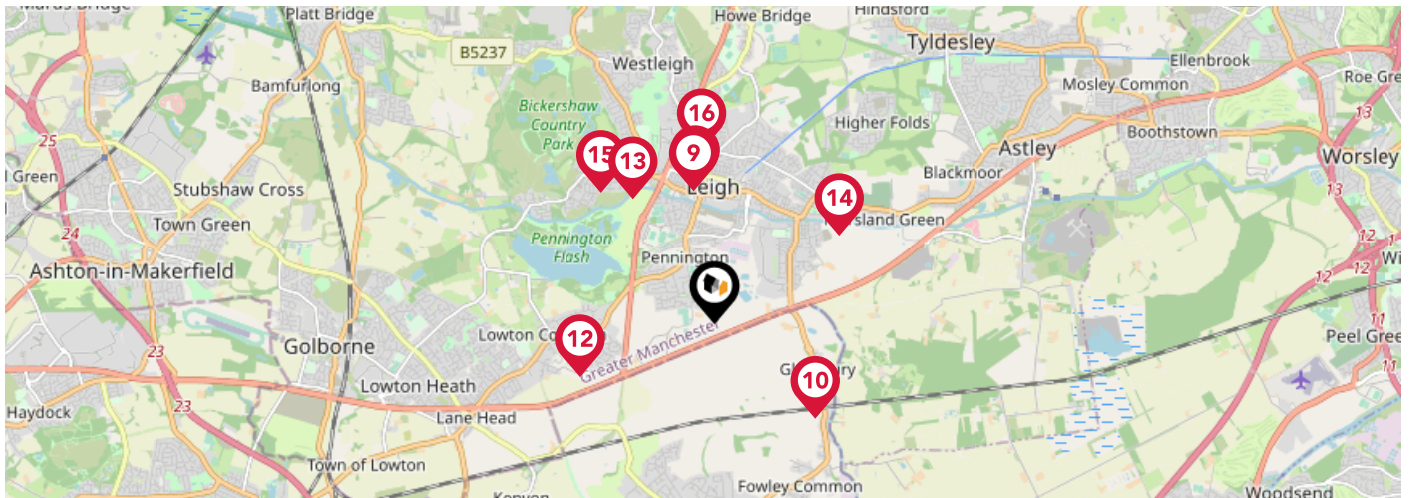








		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Christ Church CofE Primary School, Pennington</b> Ofsted Rating: Good   Pupils: 210   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Expanse Learning (Expanse Group Ltd)</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Joseph's Catholic Primary School Leigh</b> Ofsted Rating: Good   Pupils: 207   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bedford Hall Methodist Primary School</b> Ofsted Rating: Not Rated   Pupils: 259   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Thomas' CofE Primary School, Leigh</b> Ofsted Rating: Good   Pupils: 407   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Gilded Hollins Community School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Leigh St Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Leigh CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 234   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

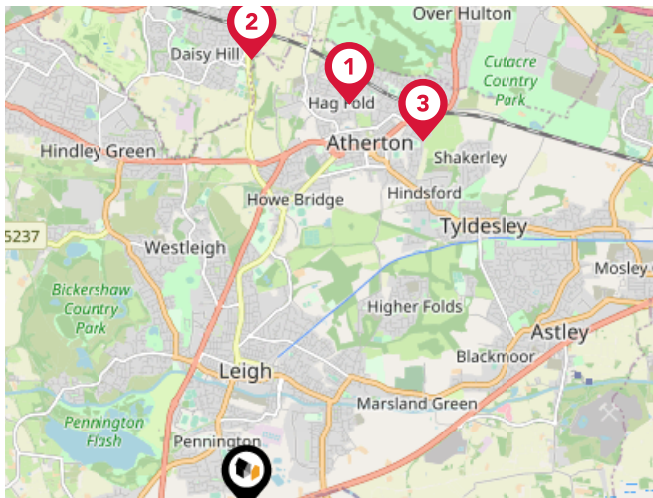


		Nursery	Primary	Secondary	College	Private
	<b>Leigh Central Primary School</b> Ofsted Rating: Good   Pupils: 226   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Glazebury Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 114   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sacred Heart Catholic Primary School Leigh</b> Ofsted Rating: Good   Pupils: 304   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lowton Church of England High School</b> Ofsted Rating: Requires improvement   Pupils: 700   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Holden School</b> Ofsted Rating: Good   Pupils: 8   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bedford High School</b> Ofsted Rating: Good   Pupils: 995   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leigh St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leigh St John's CofE Primary</b> Ofsted Rating: Outstanding   Pupils: 256   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



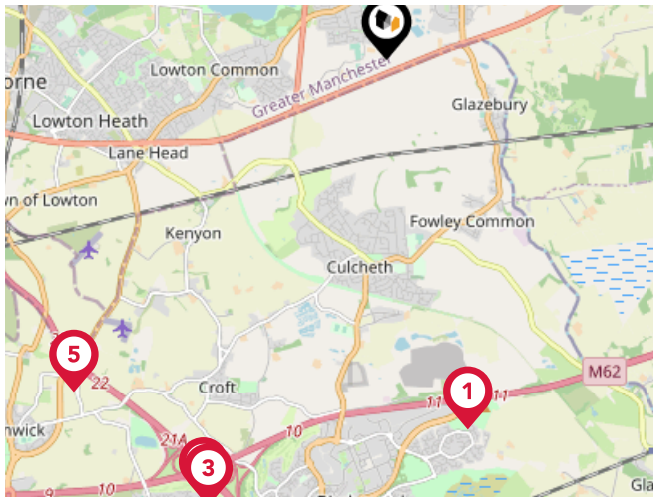
# Area

## Transport (National)



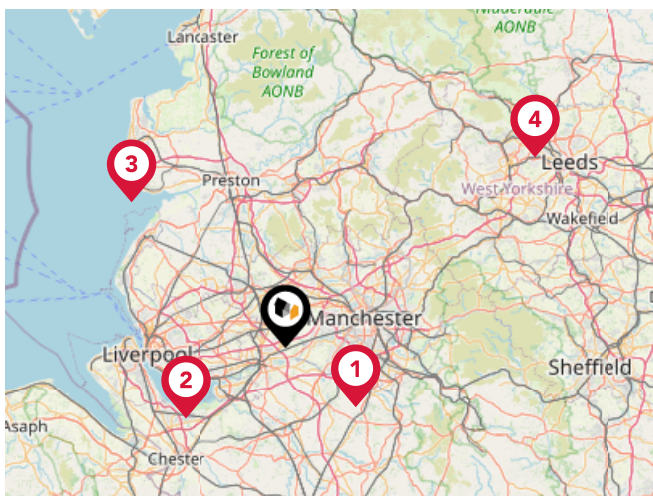
### National Rail Stations

Pin	Name	Distance
	Hag Fold Rail Station	3.68 miles
	Daisy Hill Rail Station	3.95 miles
	Atherton Rail Station	3.59 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M62 J11	3.35 miles
	M62 J10	4.21 miles
	M6 J21A	4.25 miles
	M61 J5	5.19 miles
	M6 J22	4.03 miles

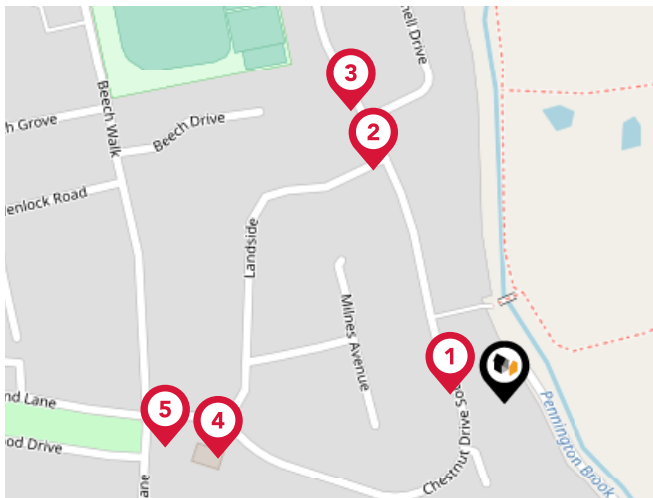


### Airports/Helipads

Pin	Name	Distance
	Manchester Airport	13.1 miles
	Liverpool John Lennon Airport	17.17 miles
	Blackpool International Airport	29.69 miles
	Leeds Bradford International Airport	44.12 miles

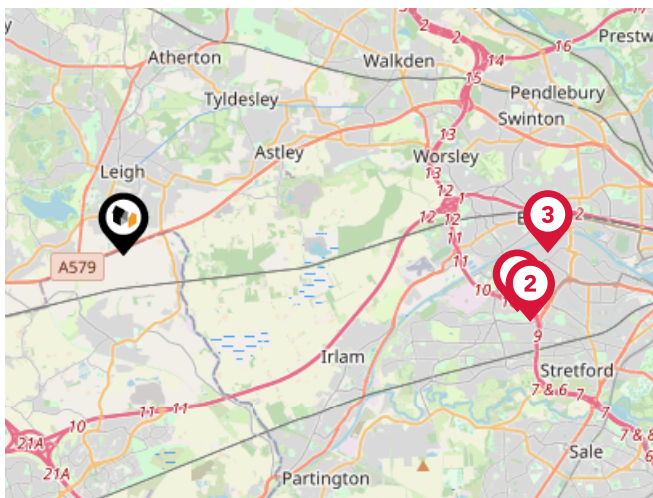
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Wigshaw Close	0.03 miles
	Meynell Drive	0.15 miles
	Meynell Drive	0.18 miles
	Landside	0.16 miles
	Chestnut Drive	0.19 miles



### Local Connections

Pin	Name	Distance
	The Trafford Centre (Manchester Metrolink)	7.03 miles
	Barton Dock Road (Manchester Metrolink)	7.29 miles
	Eccles (Manchester Metrolink)	7.49 miles

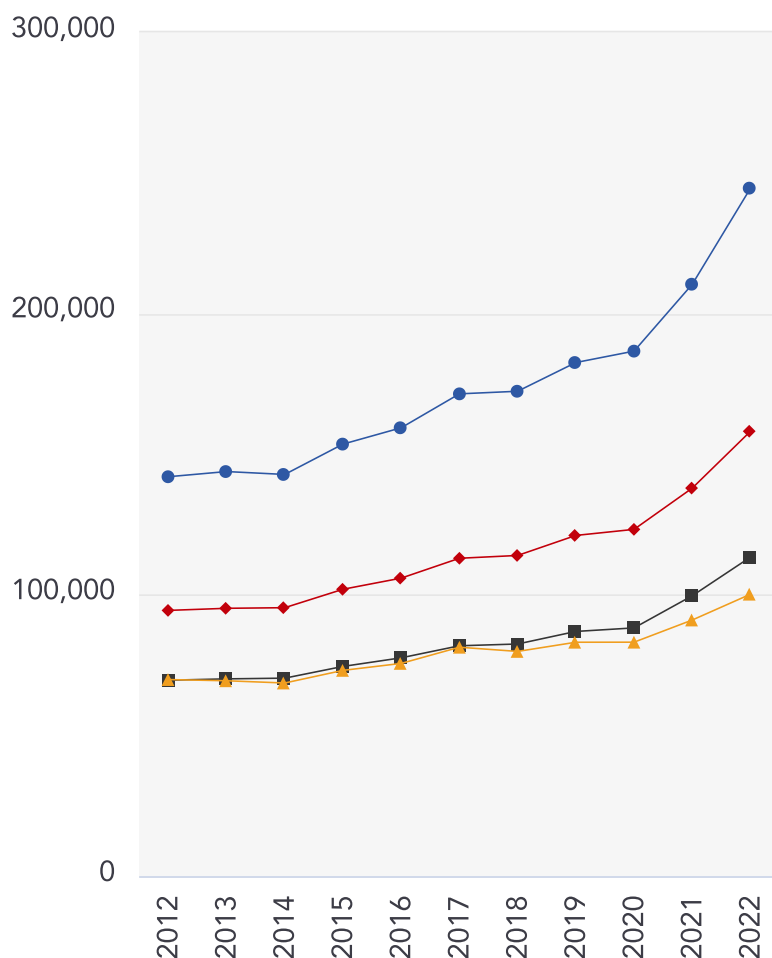


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in WN7



Flat

**+43.42%**

Terraced

**+62.83%**

Semi-Detached

**+67.41%**

Detached

**+72.24%**

## 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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