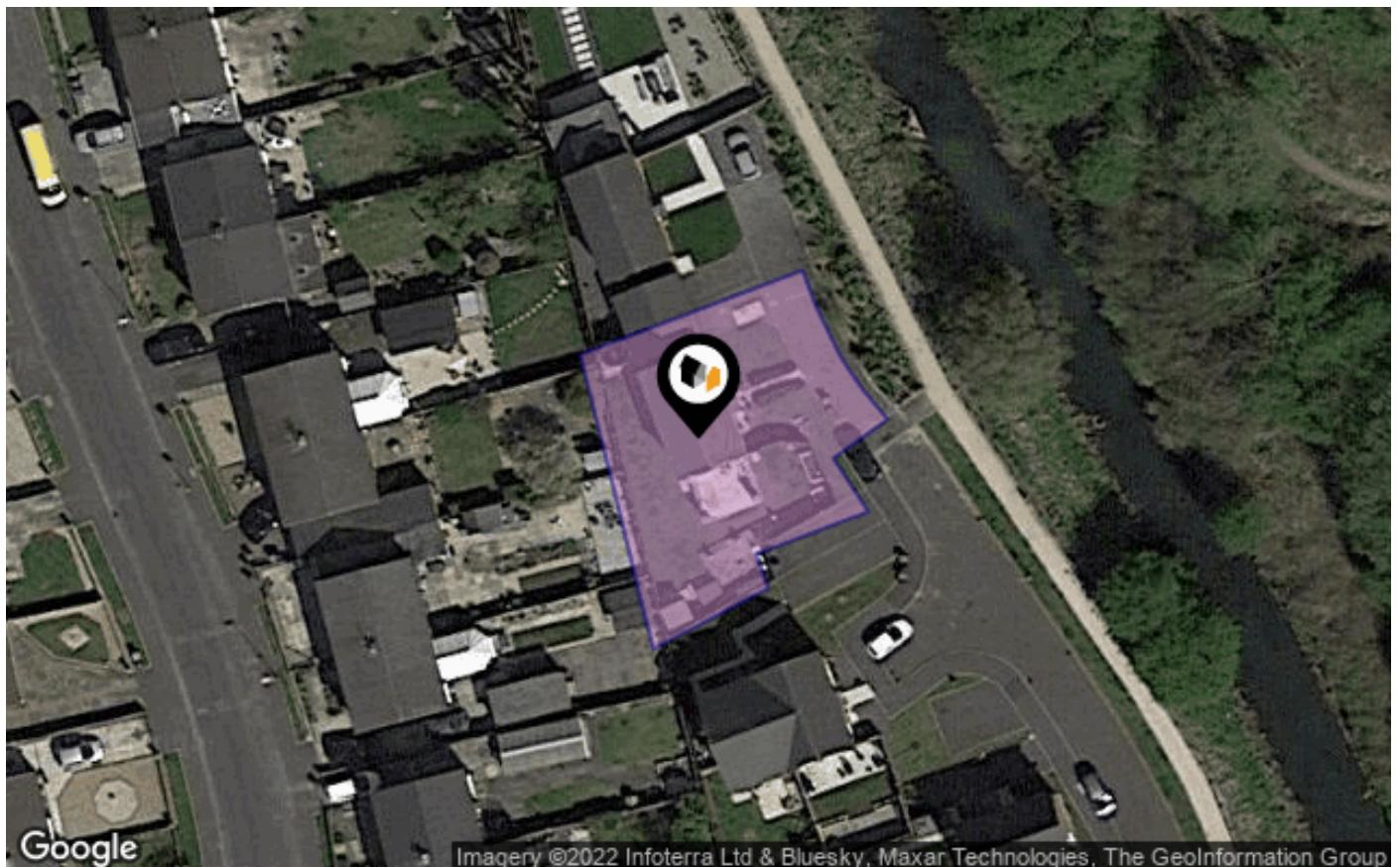


**THINK**

arla propertymark  
PROTECTED

naea propertymark  
PROTECTED

The Property  
Ombudsman



## **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

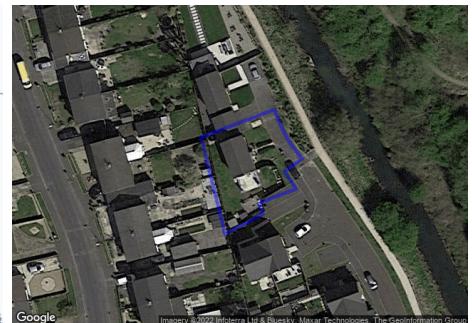
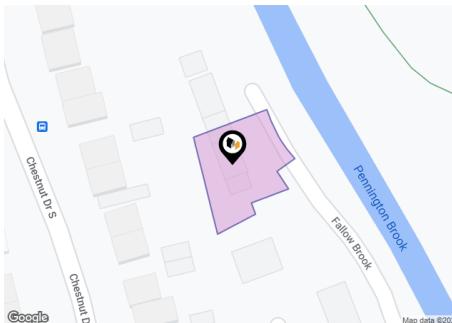
01925 290290

aidan@think-property.com

[www.think-property.com](http://www.think-property.com)

Powered by

**sprift**  
Know any property instantly



## 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:	01/01/2014
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)



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

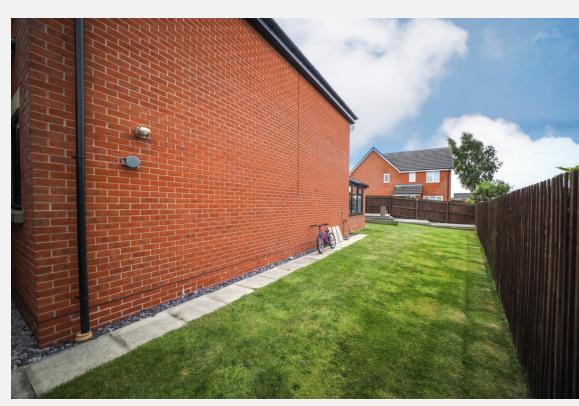


**Satellite/Fibre TV Availability:**



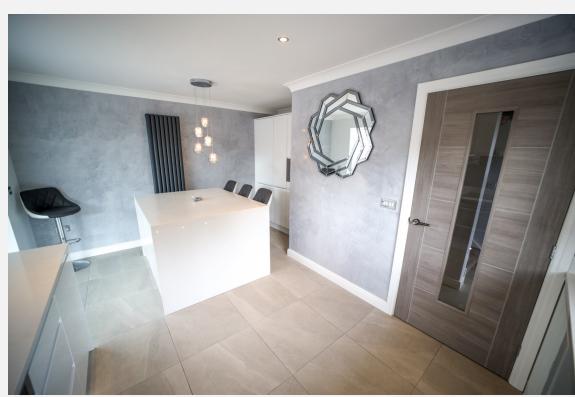
# Gallery Photos

THINK



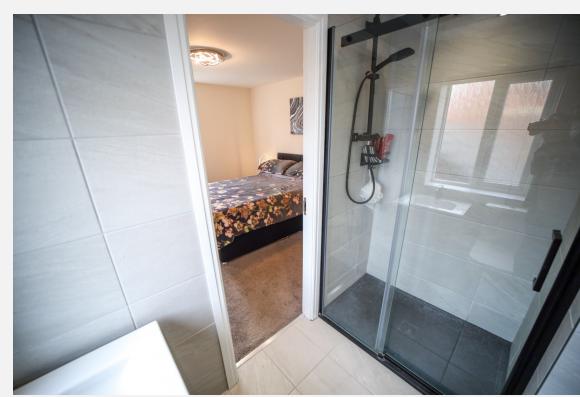
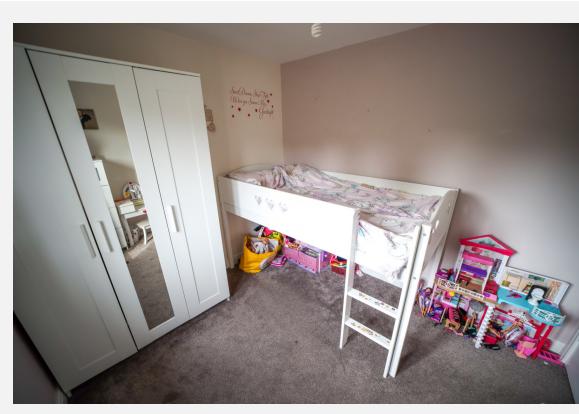
# Gallery Photos

THINK



# Gallery Photos

THINK

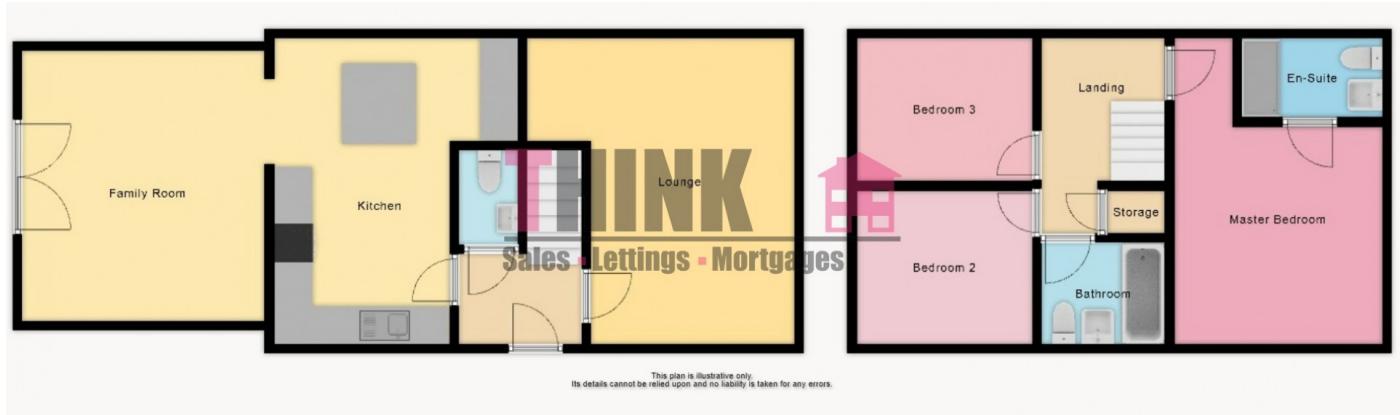


# Gallery Photos

THINK



## FALLOW BROOK, LEIGH, WN7



# Property EPC - Certificate

THINK

Fallow Brook, WN7

Energy rating

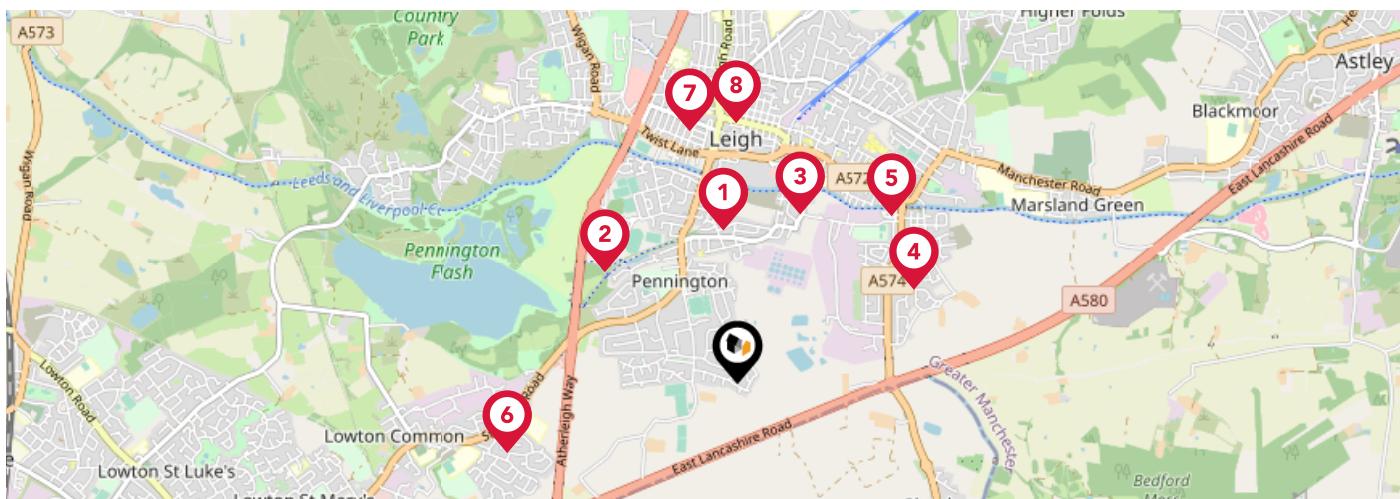
**B**

Valid until 18.07.2026

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

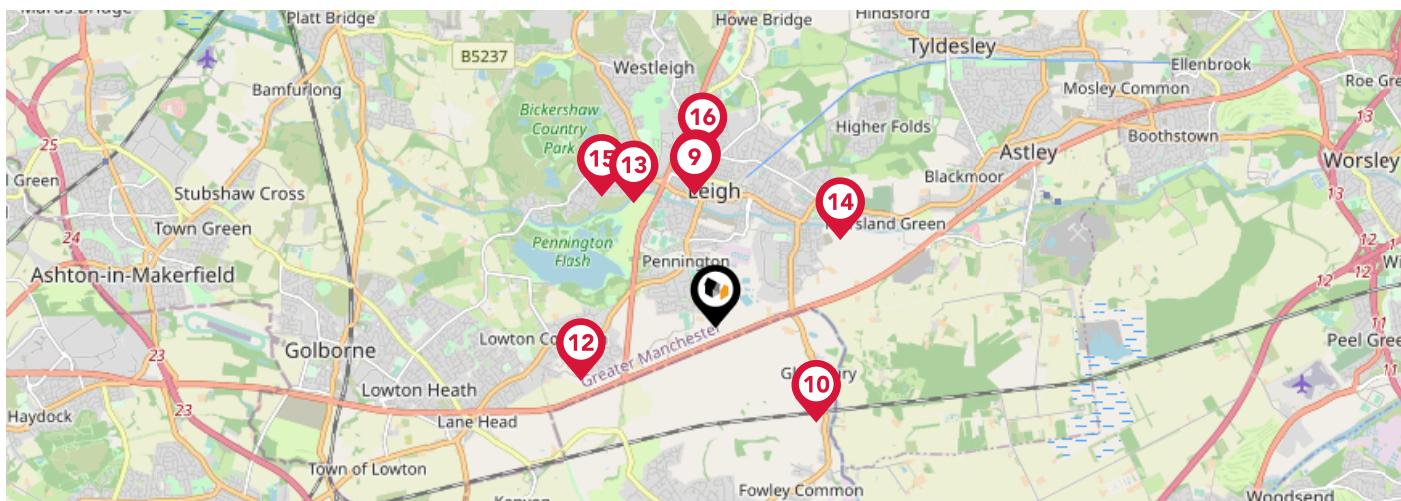
# Area Schools

THINK



Nursery Primary Secondary College Private

	Christ Church CofE Primary School, Pennington	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Christ Church CofE Primary School, Pennington Ofsted Rating: Good   Pupils: 210   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Expanse Learning (Expanse Group Ltd) 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"/>	<input type="checkbox"/>
3	St Joseph's Catholic Primary School Leigh Ofsted Rating: Good   Pupils: 207   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bedford Hall Methodist Primary School 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"/>	<input type="checkbox"/>
5	St Thomas' CofE Primary School, Leigh Ofsted Rating: Good   Pupils: 407   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Gilded Hollins Community School Ofsted Rating: Good   Pupils: 209   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Leigh St Mary's CofE Primary School Ofsted Rating: Good   Pupils: 207   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leigh CofE Primary School 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"/>	<input type="checkbox"/>

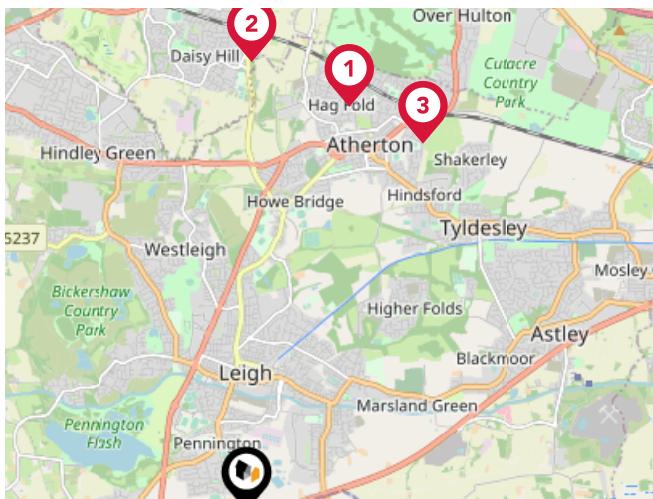


Nursery Primary Secondary College Private

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

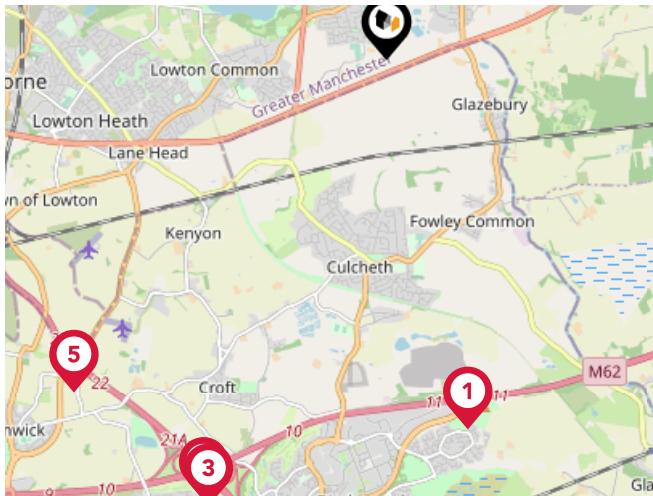
# Area Transport (National)

THINK



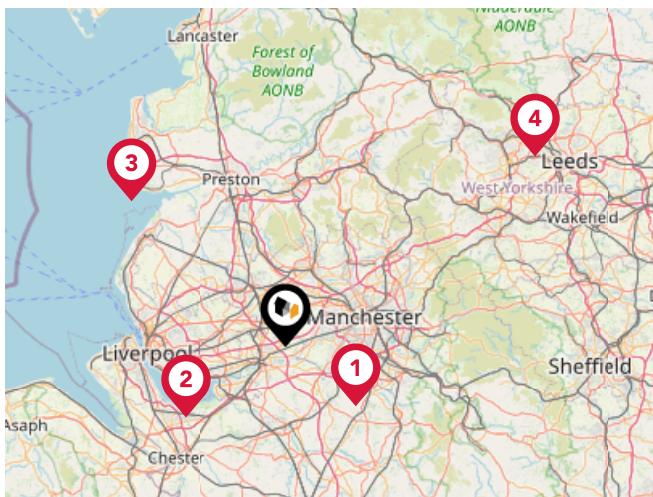
## National Rail Stations

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



## Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J11	3.35 miles
2	M62 J10	4.21 miles
3	M6 J21A	4.25 miles
4	M61 J5	5.19 miles
5	M6 J22	4.03 miles

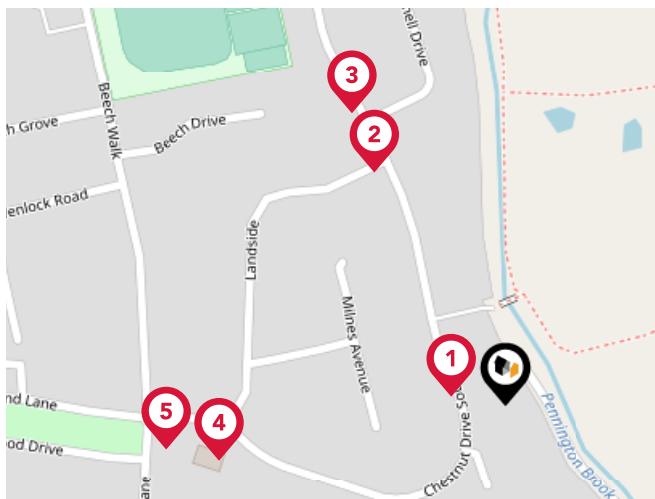


## Airports/Helipads

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

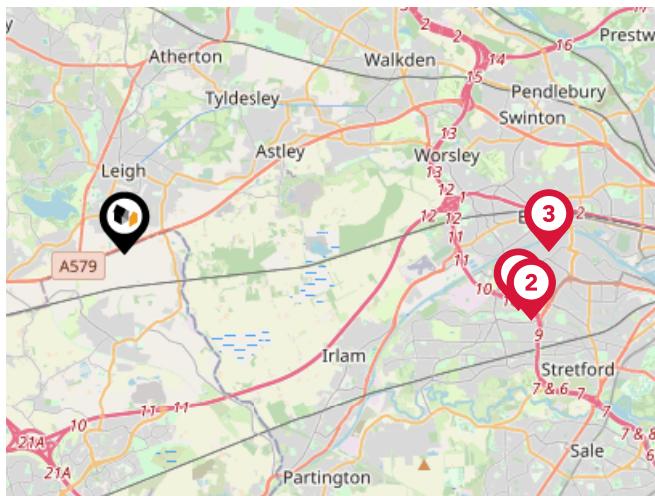
# Area Transport (Local)

THINK



## Bus Stops/Stations

Pin	Name	Distance
1	Wigshaw Close	0.03 miles
2	Meynell Drive	0.15 miles
3	Meynell Drive	0.18 miles
4	Landside	0.16 miles
5	Chestnut Drive	0.19 miles



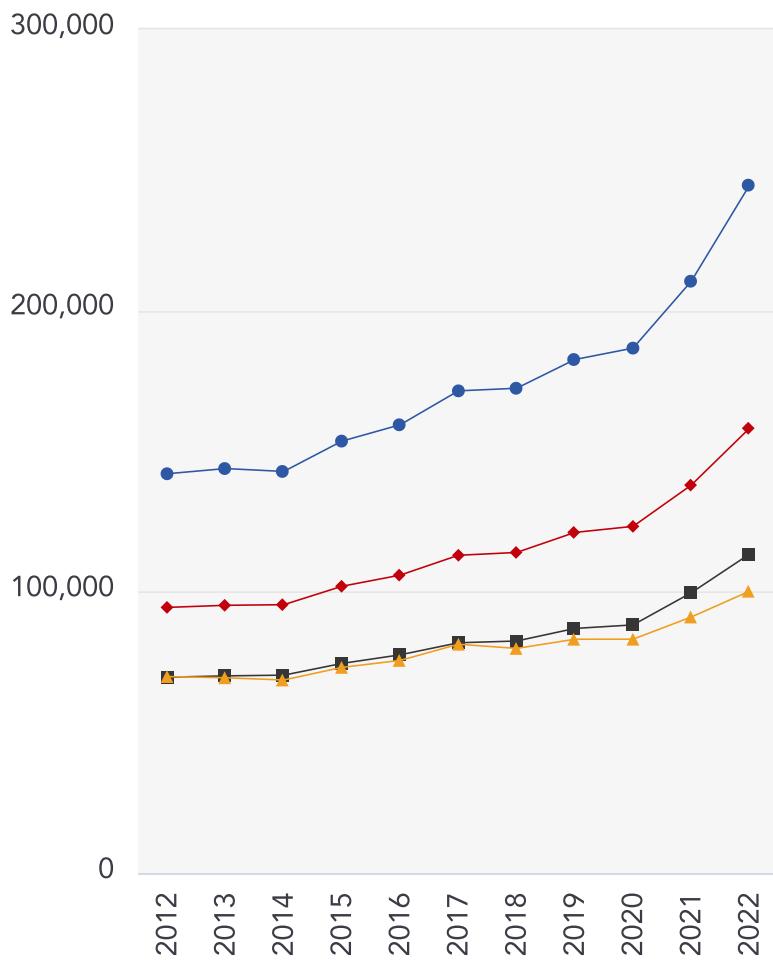
## Local Connections

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

# Market House Price Statistics

THINK

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



# 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.

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



Land Registry

