

THINK

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The Property
Ombudsman



KFB: Key Facts For Buyers

An insight into your property and the local area

DARENT ROAD, HAYDOCK, ST. HELENS, WA11

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

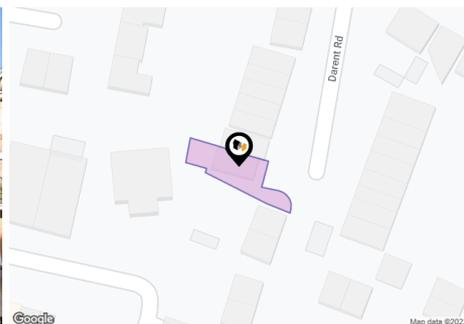
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Property

Type:	Terraced	Last Sold £/ft ² :	£204.93
Bedrooms:	4	Price Estimate:	-
Floor Area:	731.95 ft ² / 68 m ²	Tenure:	Freehold
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,753 pa		
Title Number:	MS557089		
UPRN:	39085661		

Local Area

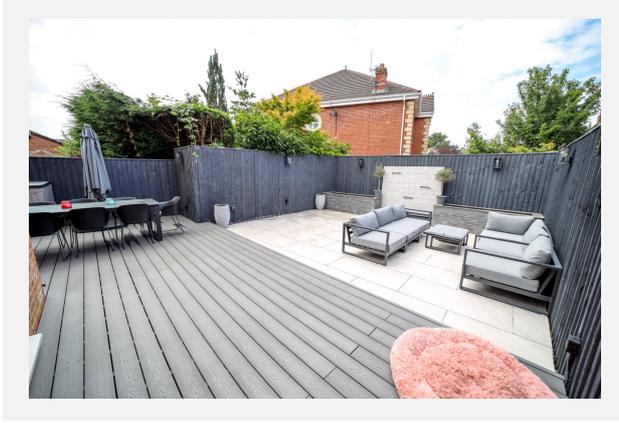
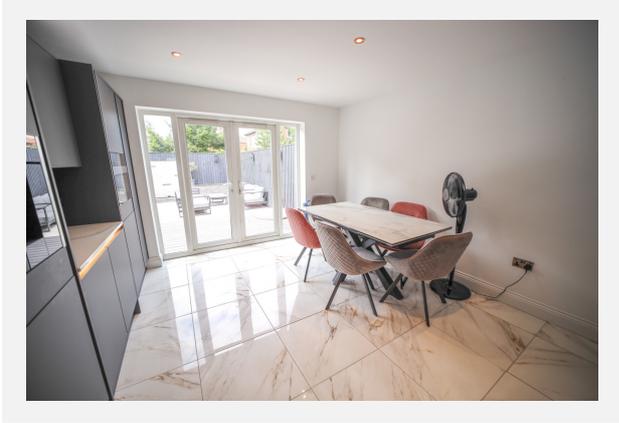
Local Authority:	St helens council
Flood Risk:	Very Low
Conservation Area:	No

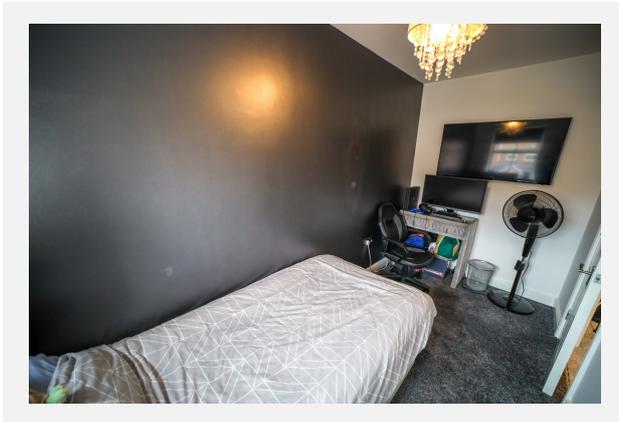
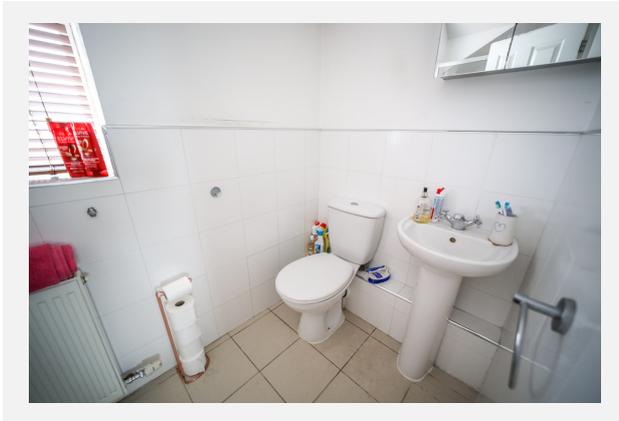
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	61 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:









DARENT ROAD, HAYDOCK, ST. HELENS, WA11



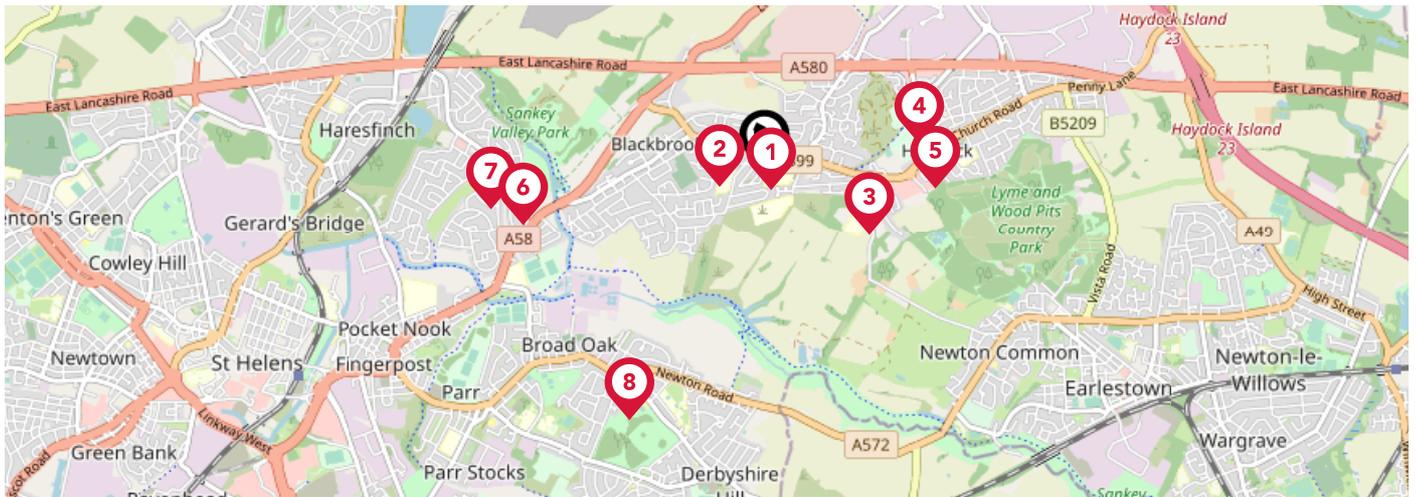
HAYDOCK, WA11

Energy rating

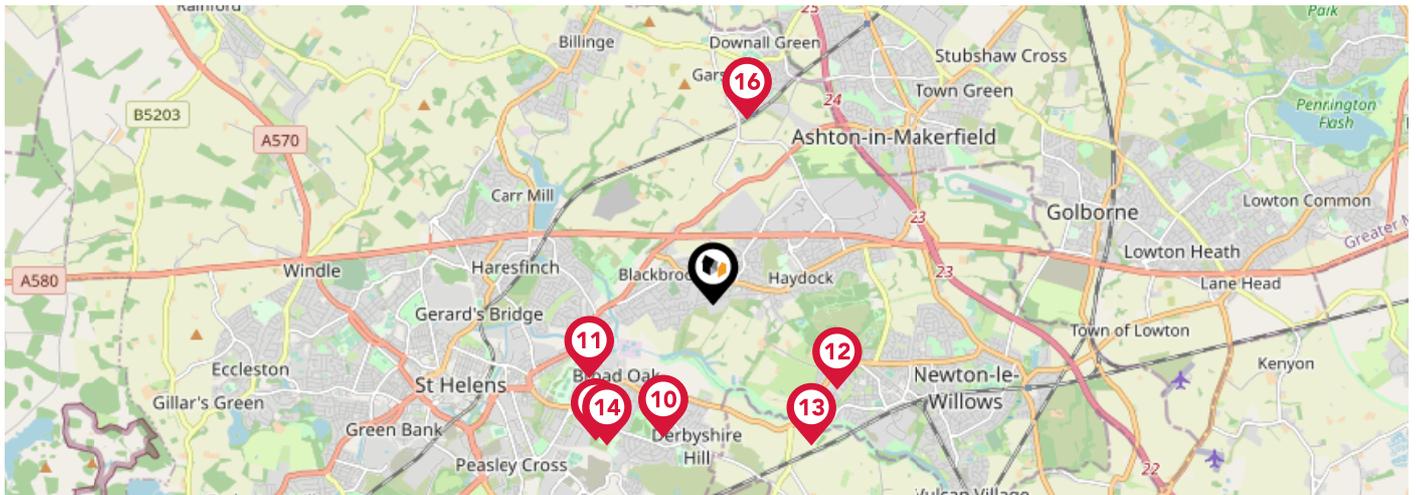
C

Valid until 03.10.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



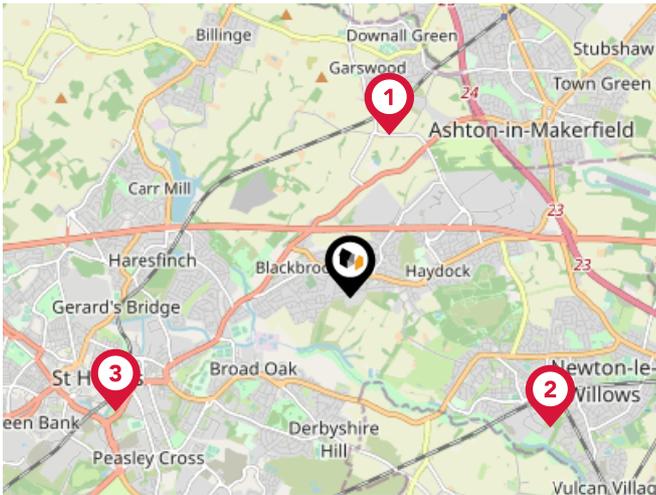
		Nursery	Primary	Secondary	College	Private
1	Haydock High School Ofsted Rating: Not Rated Pupils: 0 Distance: 0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Legh Vale Primary School Ofsted Rating: Good Pupils: 503 Distance: 0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grange Valley Primary School Ofsted Rating: Outstanding Pupils: 264 Distance: 0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Haydock English Martyrs' Primary School Ofsted Rating: Good Pupils: 330 Distance: 0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St James' Church of England Primary School Ofsted Rating: Not Rated Pupils: 169 Distance: 0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St. Mary's Catholic Primary Blackbrook Ofsted Rating: Good Pupils: 443 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashurst Primary School Ofsted Rating: Good Pupils: 223 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pace Ofsted Rating: Good Pupils: 5 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Broad Oak Community Primary School Ofsted Rating: Good Pupils: 643 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holy Spirit Catholic Primary School Ofsted Rating: Good Pupils: 225 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Augustine of Canterbury Catholic High School Ofsted Rating: Special Measures Pupils: 569 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penkford School Ofsted Rating: Good Pupils: 54 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lansbury Bridge School Ofsted Rating: Good Pupils: 223 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mill Green School Ofsted Rating: Outstanding Pupils: 95 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garswood Primary and Nursery School Ofsted Rating: Outstanding Pupils: 200 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

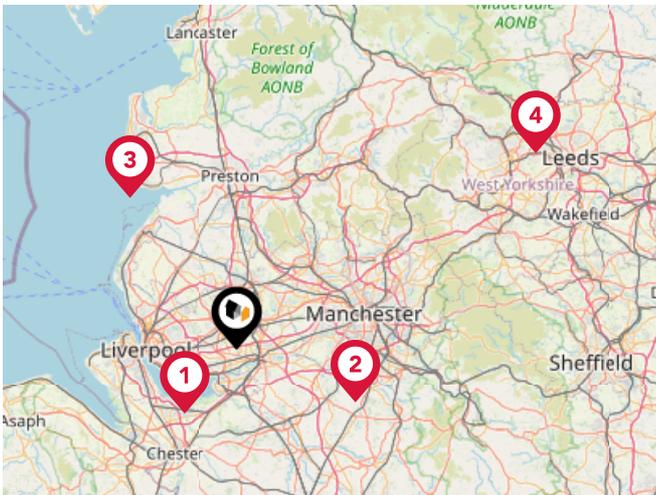
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Garswood Rail Station	1.48 miles
2	Earlestown Rail Station	2.09 miles
3	St Helens Central Rail Station	2.3 miles

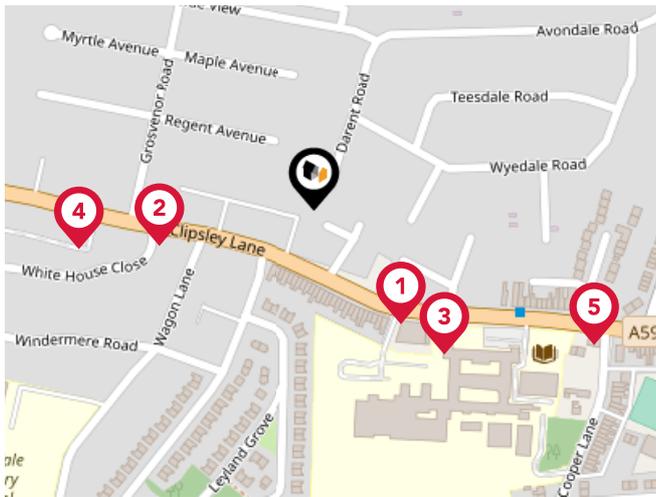


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.53 miles
2	Manchester Airport	18.35 miles
3	Blackpool International Airport	26.09 miles
4	Leeds Bradford International Airport	50.17 miles

Area

Transport (Local)



Bus Stops/Stations

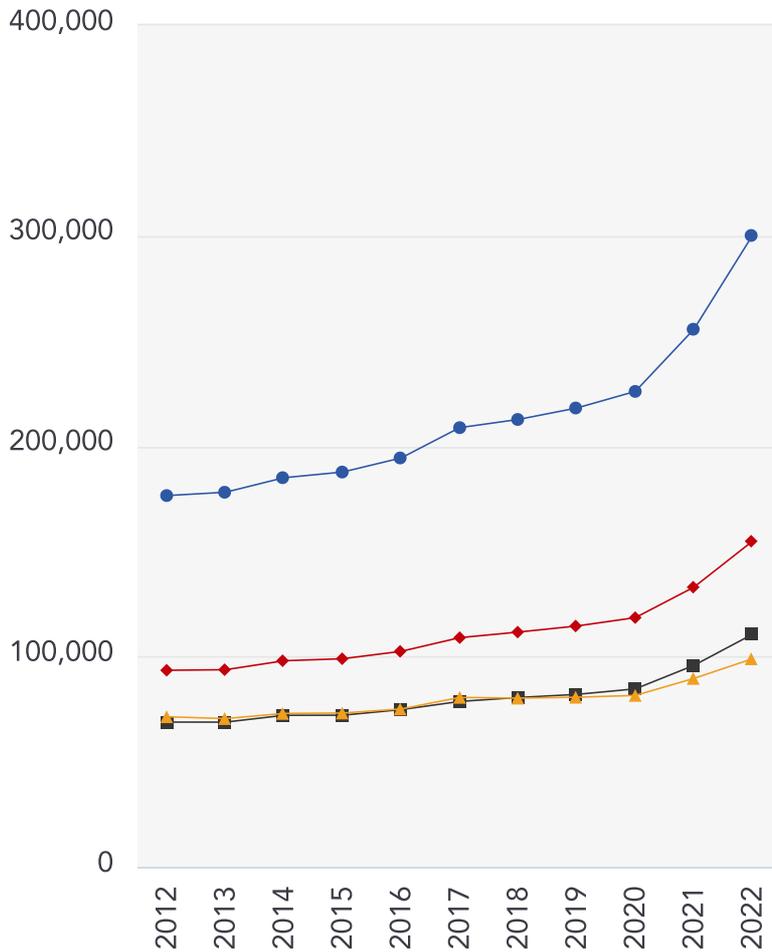
Pin	Name	Distance
1	Squires Close	0.08 miles
2	Grosvenor Road	0.09 miles
3	Gardiner Avenue	0.11 miles
4	Whitehouse Close	0.13 miles
5	O'Connell Close	0.17 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in WA11



Flat

+38.63%

Terraced

+60.63%

Semi-Detached

+65.62%

Detached

+70.04%



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 on of the top selling agents in the town since 2014 when we introduced our fixed fee pac

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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