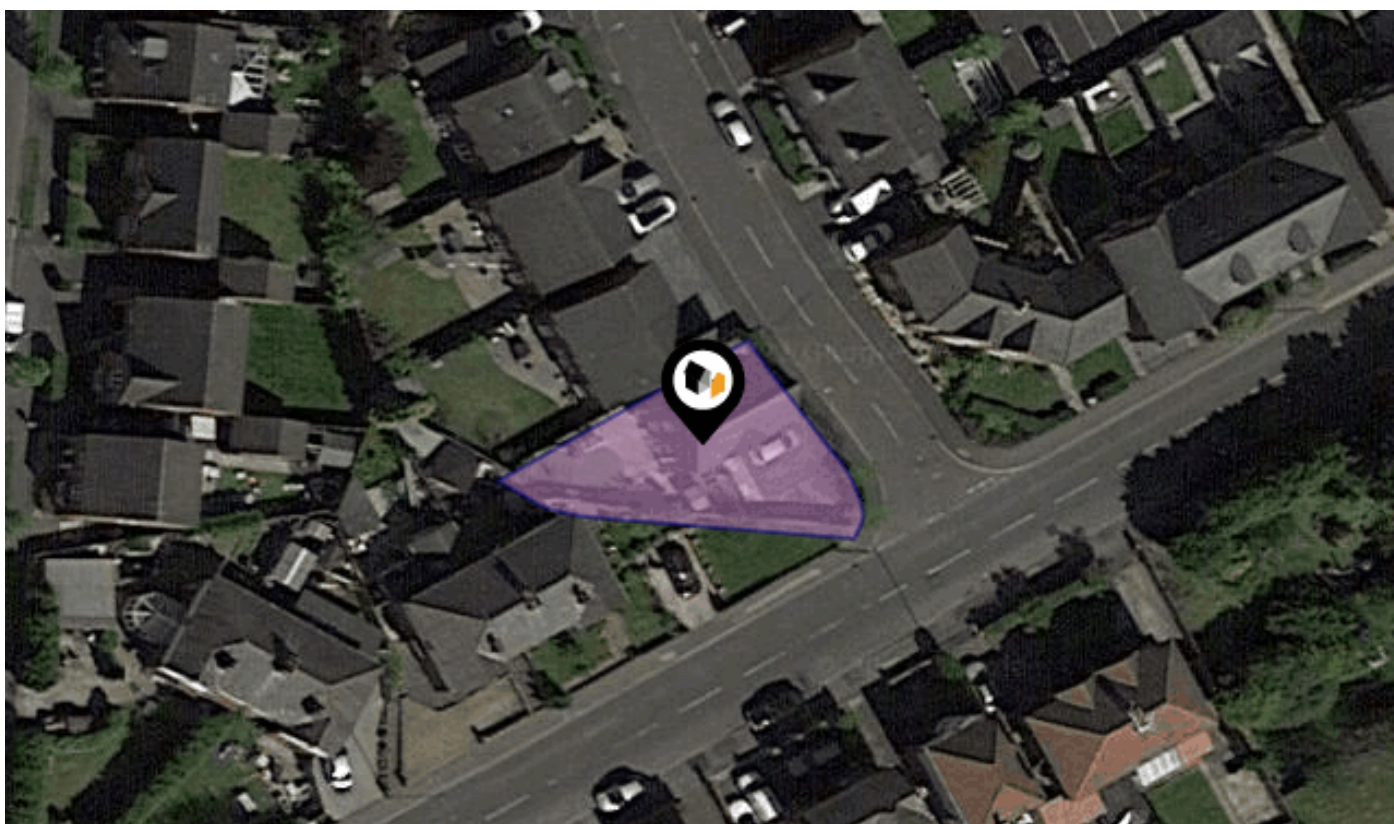


**THINK**

# KFB: Key Facts For Buyers

An insight into your property and the local area

Thursday 4<sup>th</sup> August 2022



**1, Peartree Crescent, Newton-le-willows, WA12 8EH**

## Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

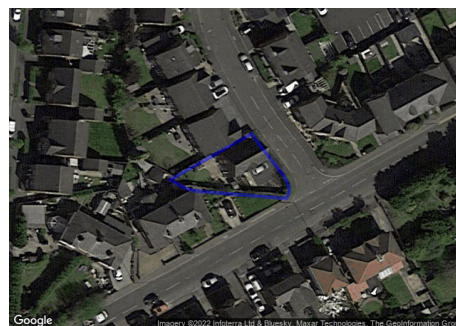
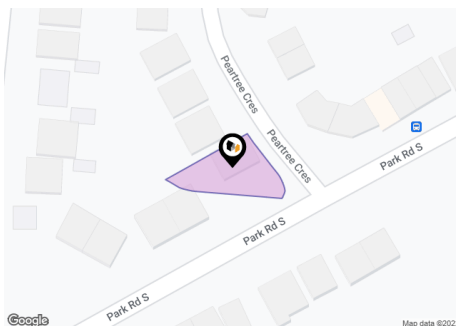
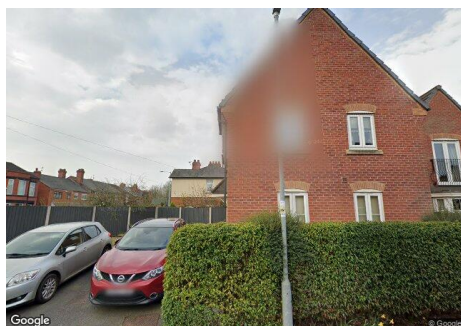
01925 290290

aidan@think-property.com

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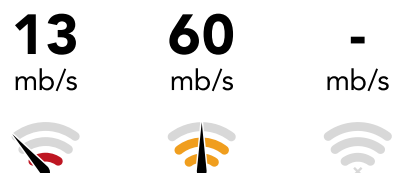
## Property

Type:	Detached	Last Sold £/ft <sup>2</sup> :	£159.83
Bedrooms:	3	Price Estimate:	-
Floor Area:	1,001.04 ft <sup>2</sup> / 93 m <sup>2</sup>	Tenure:	Freehold
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£1,972 pa		
Title Number:	MS586232		
UPRN:	39090209		

## 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:

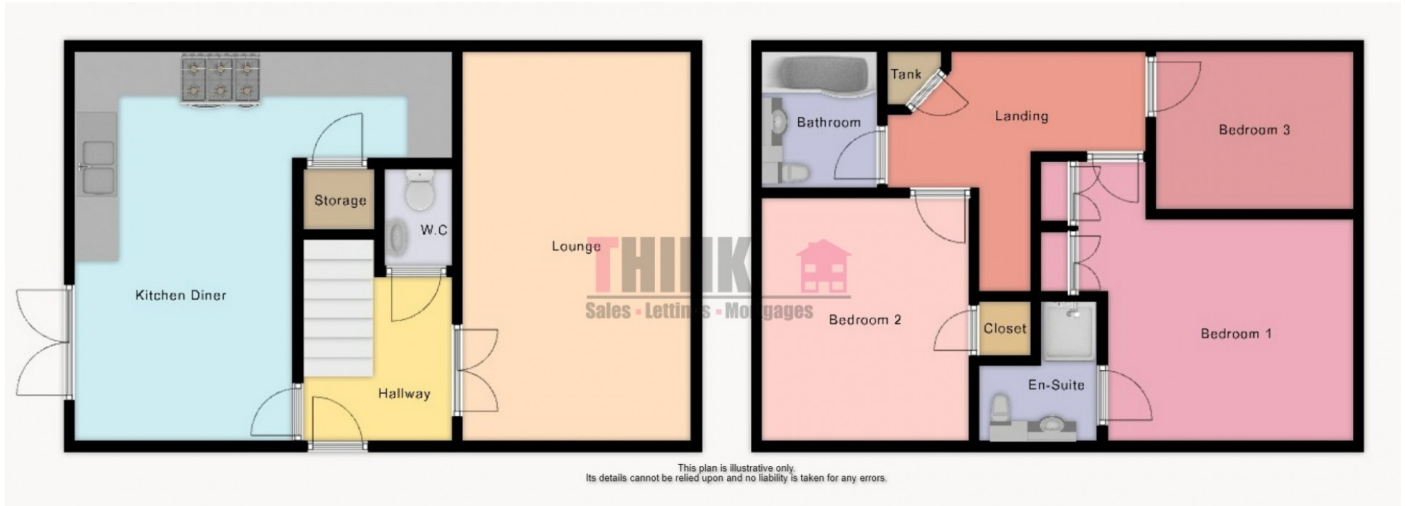








PEARTREE CRESCENT, NEWTON-LE-WILLOWS, WA12



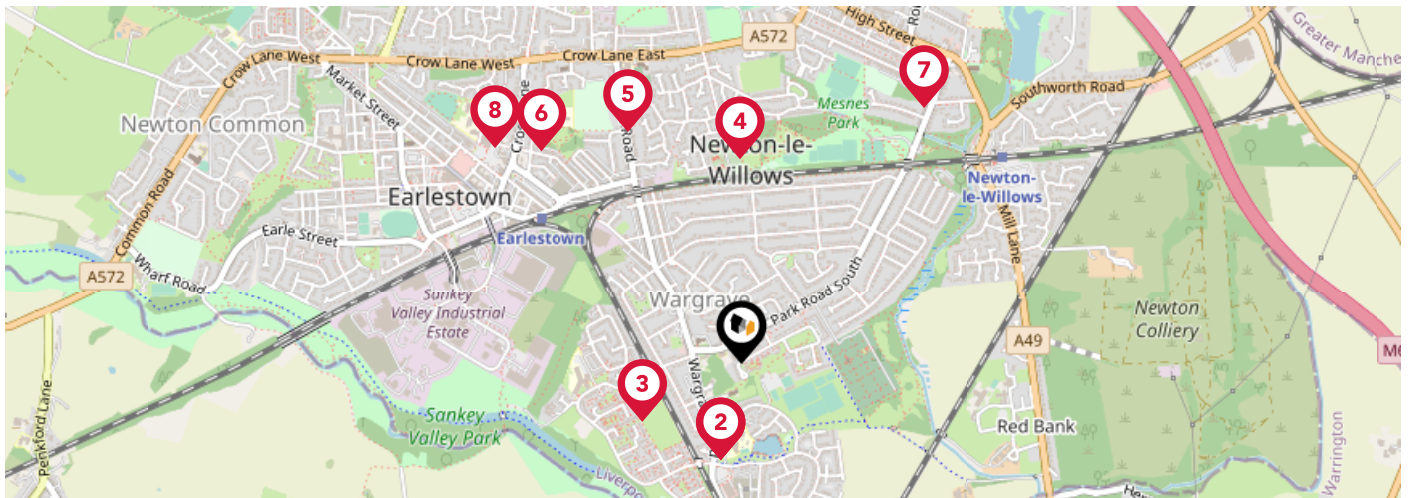
NEWTON LE WILLOWS, WA12

Energy rating

**C**

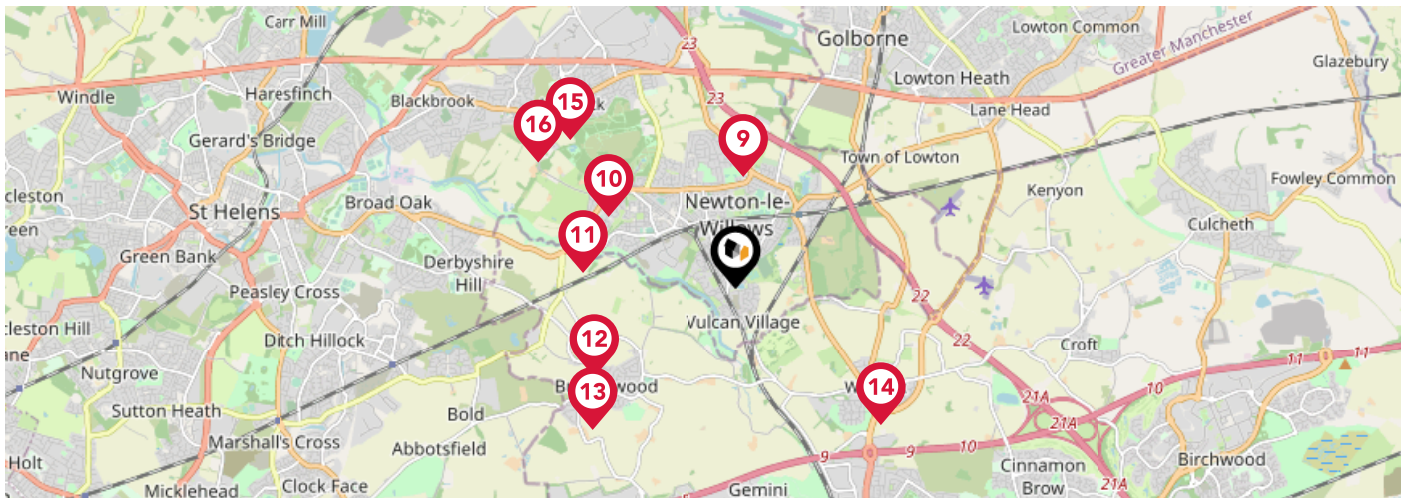
Valid until 01.10.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>	78   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)</p> <p>Ofsted Rating: Good   Pupils:0   Distance:0.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Wargrave House School</p> <p>Ofsted Rating: Outstanding   Pupils: 53   Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Wargrave CofE Primary School</p> <p>Ofsted Rating: Requires improvement   Pupils: 397   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Newton-le-Willows Primary School</p> <p>Ofsted Rating: Good   Pupils: 600   Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> St Mary's Catholic Infant School</p> <p>Ofsted Rating: Requires improvement   Pupils: 218   Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> St Mary's Catholic Junior School</p> <p>Ofsted Rating: Requires improvement   Pupils: 235   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> St Peter's CofE Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 247   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> The District CofE Primary School</p> <p>Ofsted Rating: Good   Pupils: 336   Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

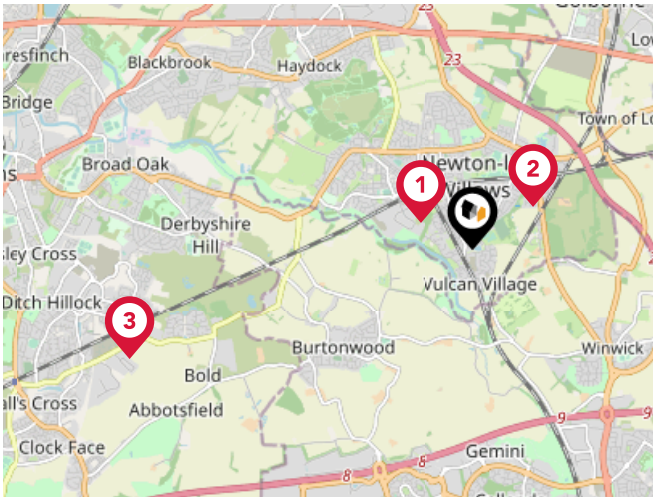




		Nursery	Primary	Secondary	College	Private
	<b>Hope Academy</b> Ofsted Rating: Good   Pupils: 1217   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lyme Community Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penkford School</b> Ofsted Rating: Good   Pupils: 54   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burtonwood Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 204   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul of the Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winwick CofE Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 169   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Valley Primary School</b> Ofsted Rating: Outstanding   Pupils: 264   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

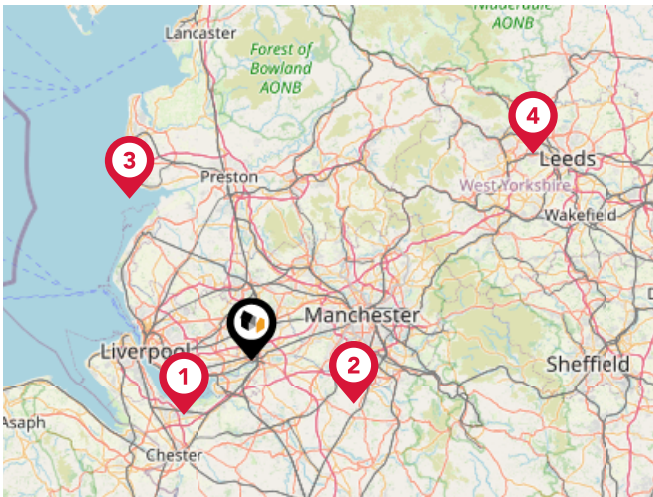
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.51 miles
2	Newton-le-Willows Rail Station	0.66 miles
3	St Helens Junction Rail Station	3.17 miles

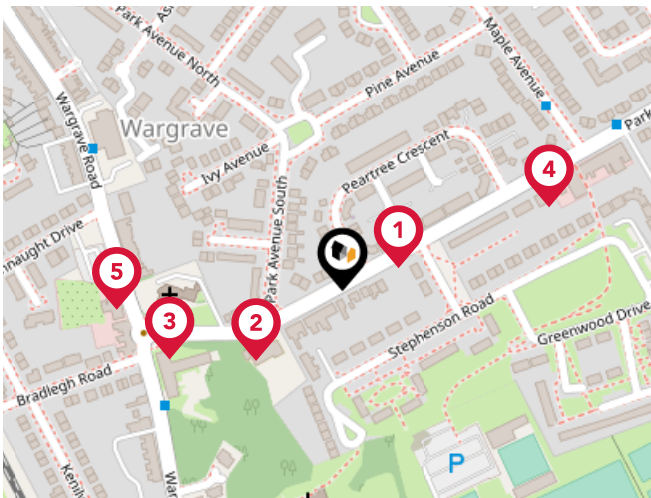


### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	12.1 miles
2	Manchester Airport	15.78 miles
3	Blackpool International Airport	28.5 miles
4	Leeds Bradford International Airport	49.19 miles

# Area

## Transport (Local)



### Bus Stops/Stations

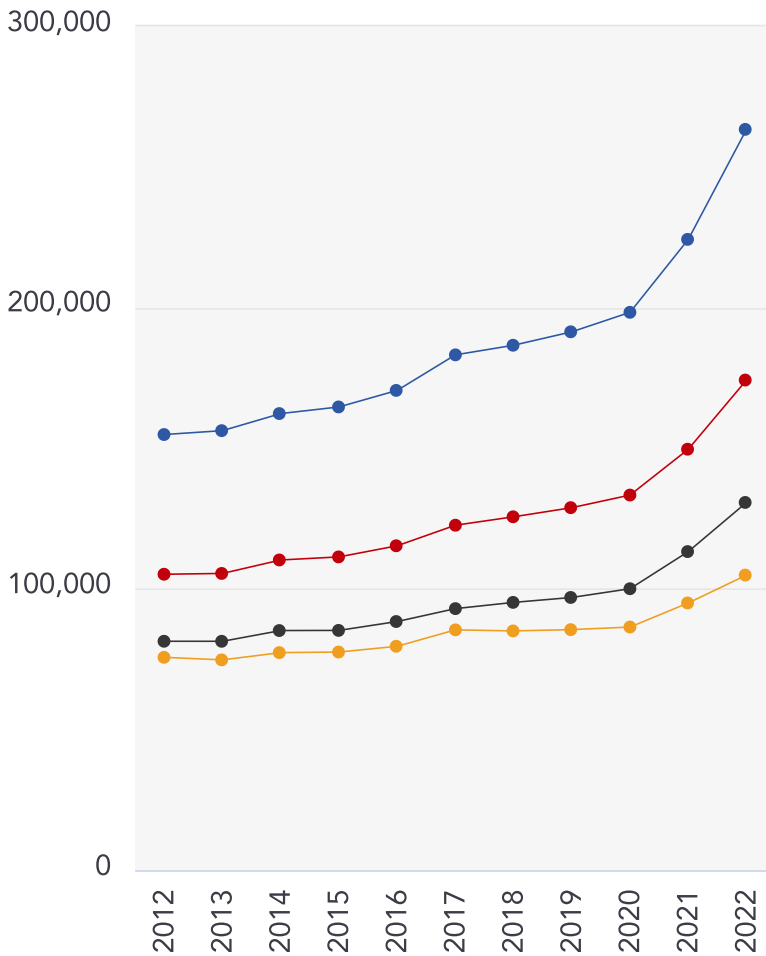
Pin	Name	Distance
1	Peartree Crescent	0.03 miles
2	Park Avenue South	0.06 miles
3	Wargrave Road	0.1 miles
4	Maple Avenue	0.12 miles
5	Park Road South	0.12 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in WA12



Detached

**+70.04%**

Semi-Detached

**+65.62%**

Terraced

**+60.63%**

Flat

**+38.63%**

## 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.



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