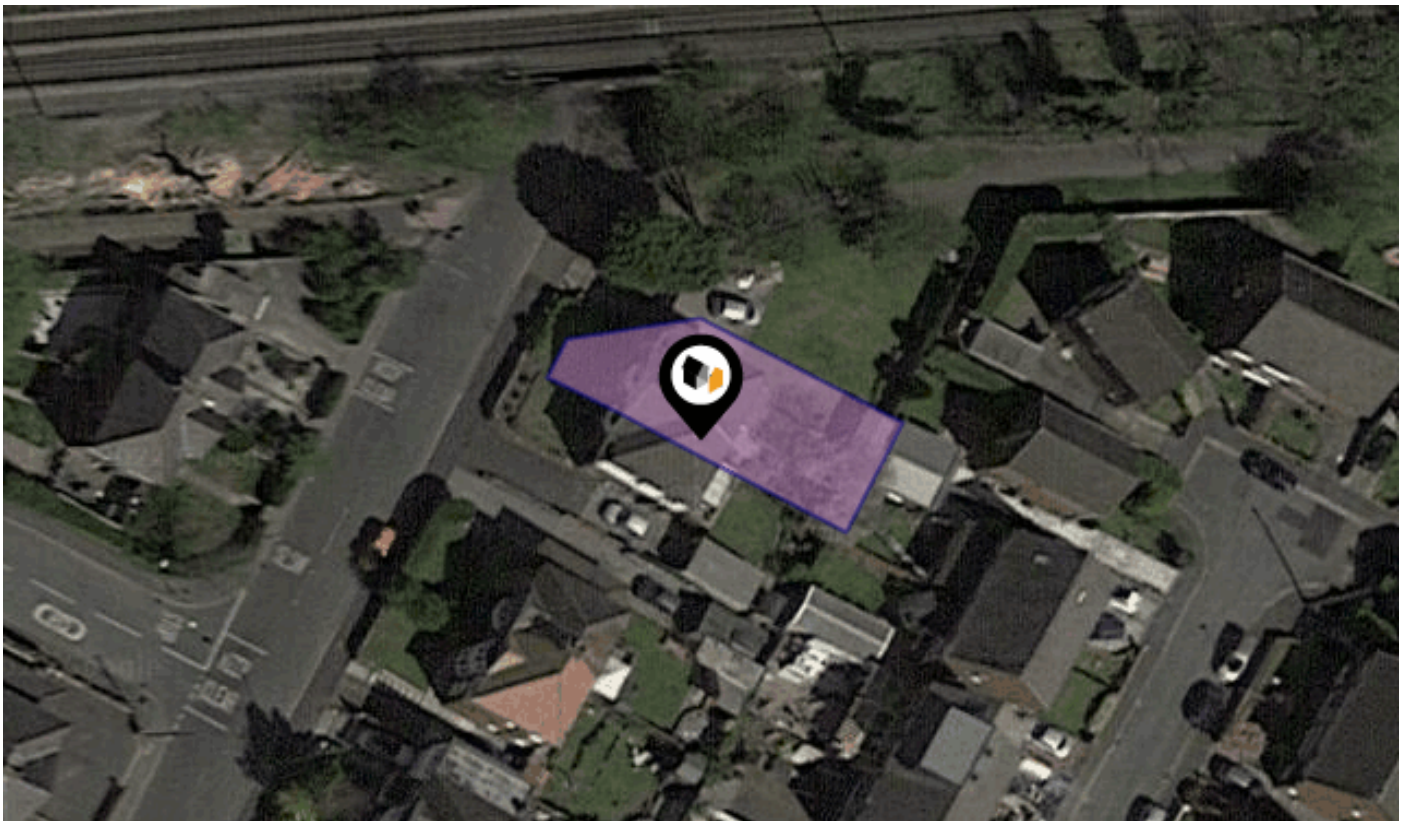


THINK

KFB: Key Facts For Buyers

An insight into your property and the local area

Thursday 25th August 2022



PARK ROAD SOUTH, NEWTON-LE-WILLOWS, WA12

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

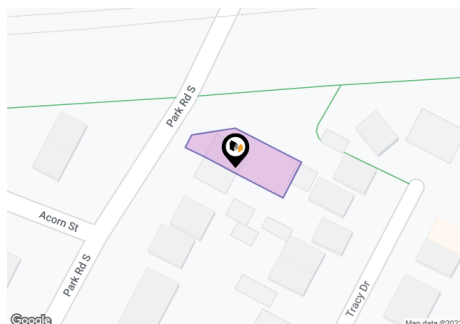
01925 290290

aidan@think-property.com

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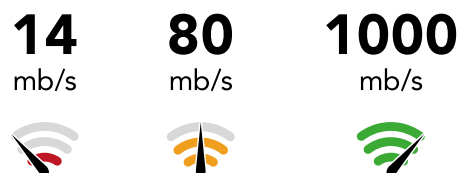
Property

Type:	Semi-Detached	Last Sold £/ft ² :	£188.71
Bedrooms:	3	Price Estimate:	-
Floor Area:	861.11 ft ² / 80 m ²	Tenure:	Leasehold
Plot Area:	0.06 acres	Start Date:	24/06/1927
Council Tax :	Band C	End Date:	24/06/2926
Annual Estimate:	£1,753 pa	Lease Term:	999 years (less 7 days) from 24 June 1927
Title Number:	MS514501	Term Remaining:	904 years
UPRN:	39044704		

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:

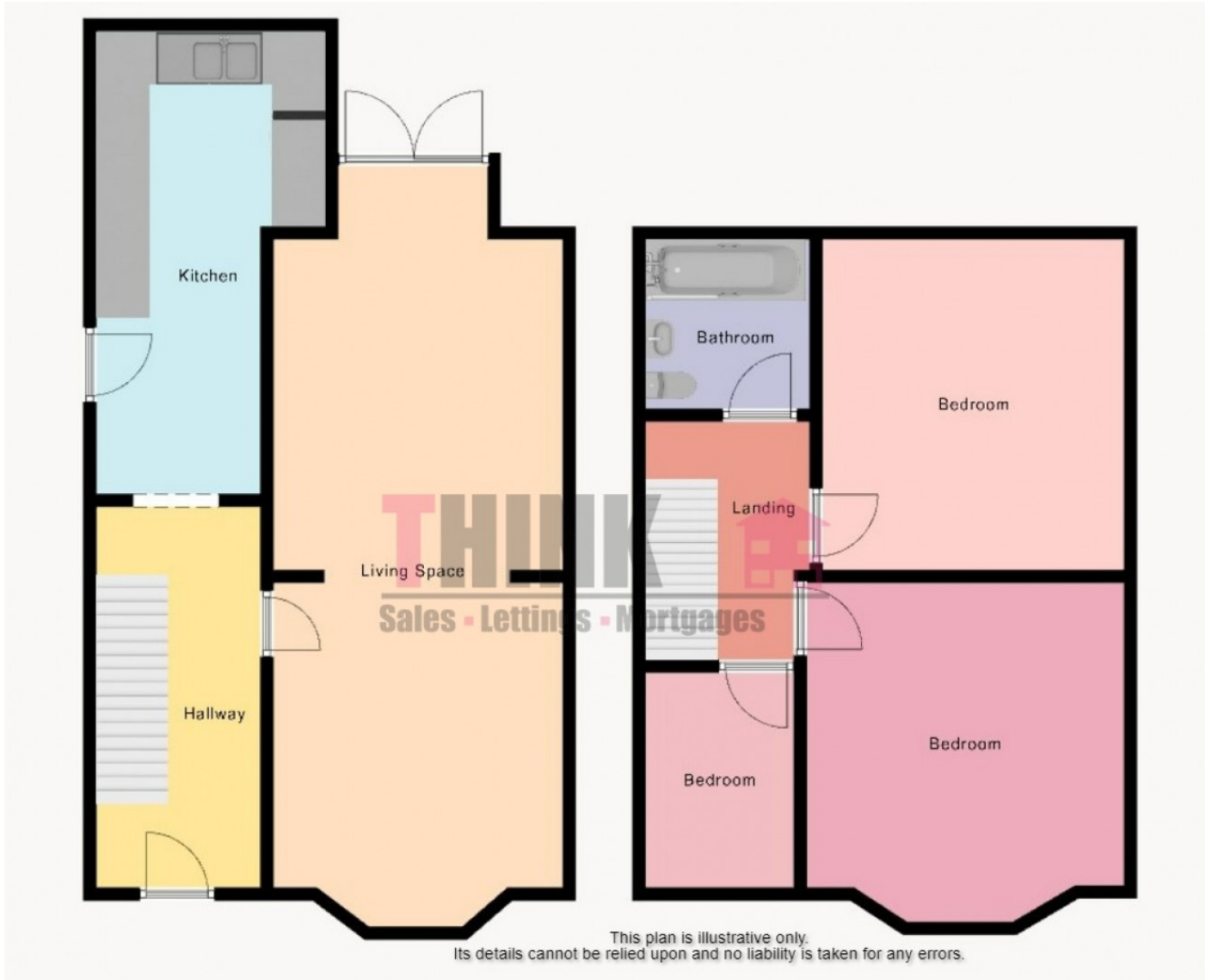








PARK ROAD SOUTH, NEWTON-LE-WILLOWS, WA12



Park Road South, WA12

Energy rating

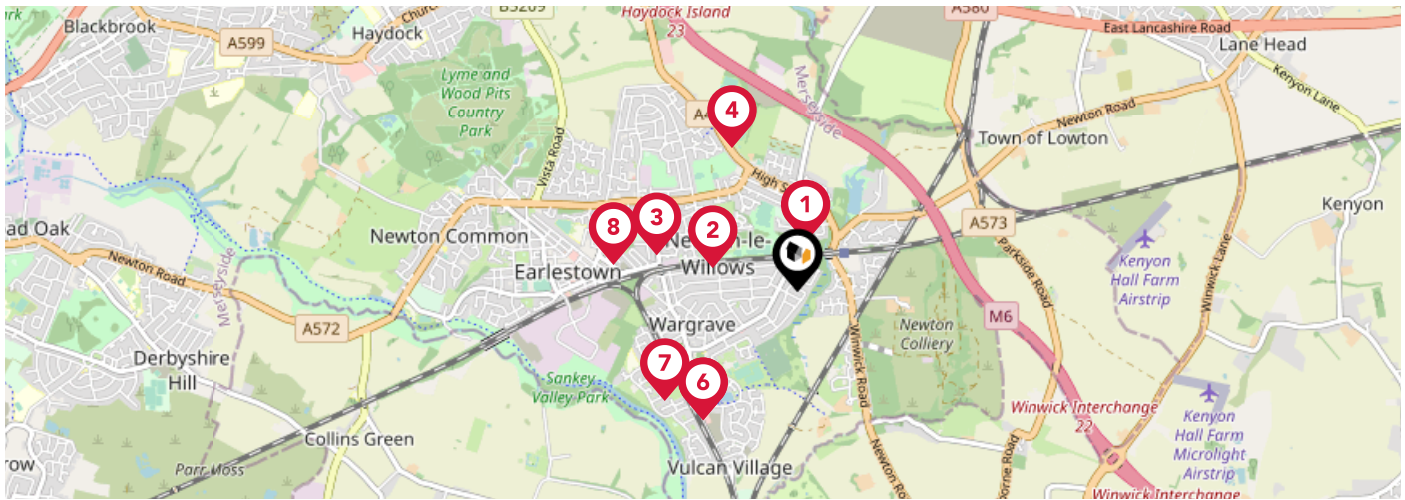
E

Valid until 18.02.2024

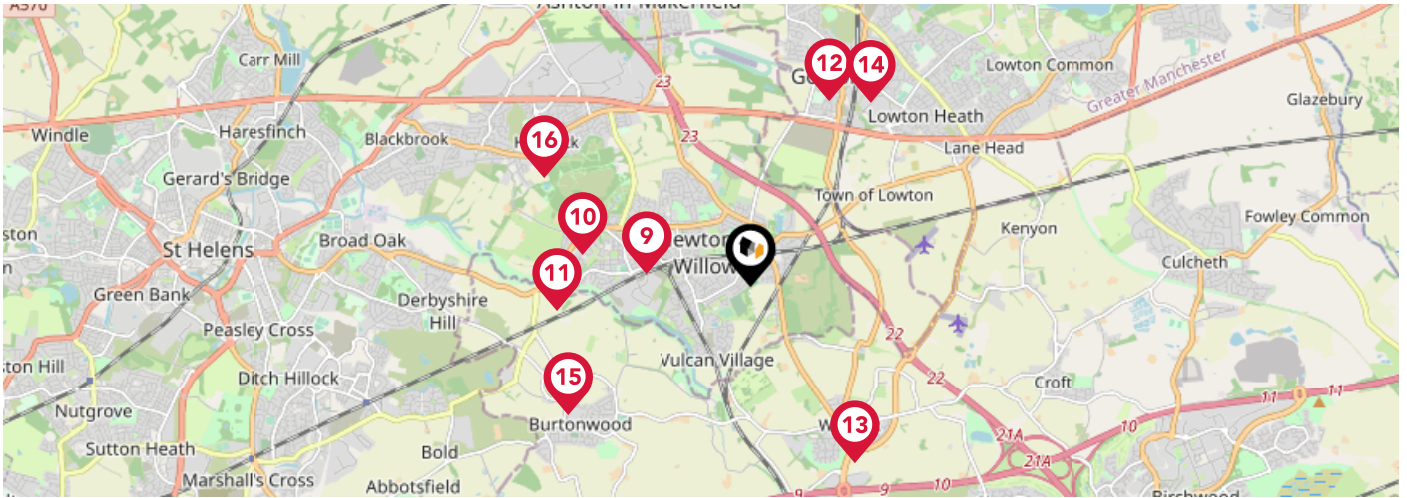
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Built Form:	Semi-Detached
Transaction Type:	Non marketed sale
Total Floor Area:	80 m ²
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Mains Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extensions:	1
Lighting:	Low energy lighting in 12% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Open Fireplaces:	0
Hotwater System:	From main system
Hotwater Efficiency:	Good
Floors:	Solid, no insulation (assumed)
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Ventilation:	Natural



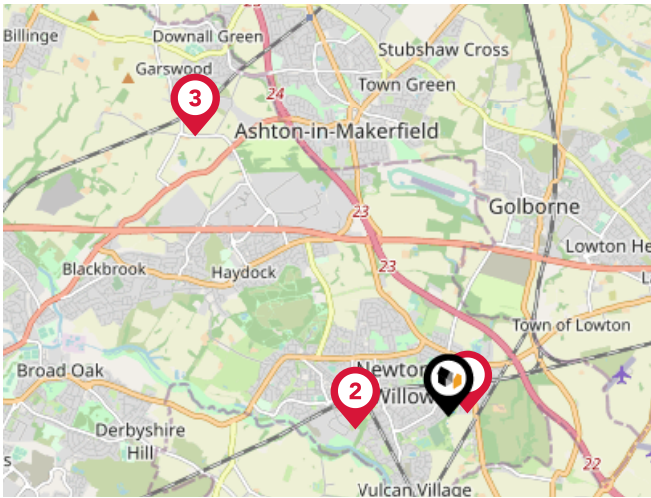
		Nursery	Primary	Secondary	College	Private
1	St Peter's CofE Primary School Ofsted Rating: Outstanding Pupils: 247 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Newton-le-Willows Primary School Ofsted Rating: Good Pupils: 600 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Catholic Infant School Ofsted Rating: Requires improvement Pupils: 218 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hope Academy Ofsted Rating: Good Pupils: 1217 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd) Ofsted Rating: Good Pupils:0 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wargrave House School Ofsted Rating: Outstanding Pupils: 53 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wargrave CofE Primary School Ofsted Rating: Requires improvement Pupils: 397 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Junior School Ofsted Rating: Requires improvement Pupils: 235 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penkford School Ofsted Rating: Good Pupils: 54 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Golborne Community Primary School Ofsted Rating: Not Rated Pupils: 314 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winwick CofE Primary School Ofsted Rating: Good Pupils: 187 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Catholic Primary School, Golborne, Wigan Ofsted Rating: Outstanding Pupils: 251 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burtonwood Community Primary School Ofsted Rating: Not Rated Pupils: 204 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James' Church of England Primary School Ofsted Rating: Not Rated Pupils: 169 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

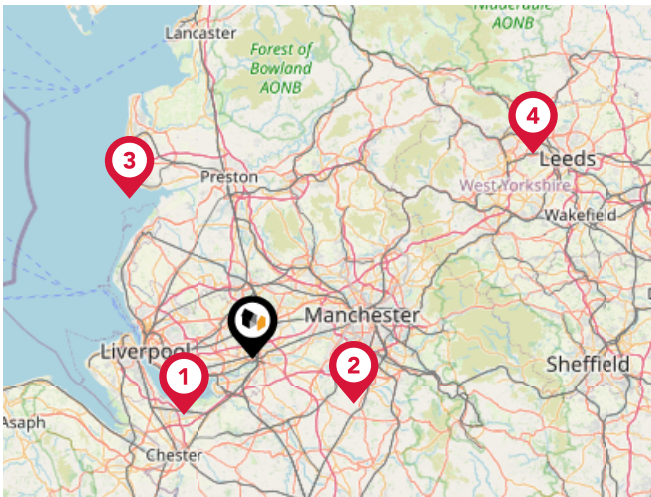
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Newton-le-Willows Rail Station	0.18 miles
2	Earlestown Rail Station	0.82 miles
3	Garswood Rail Station	3.34 miles

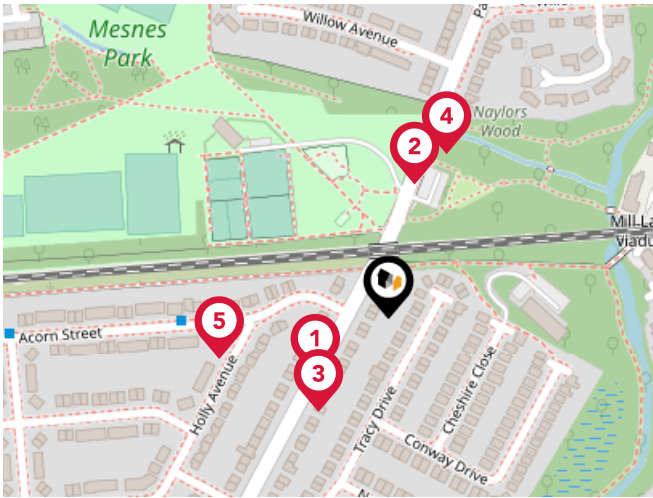


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	12.61 miles
2	Manchester Airport	15.58 miles
3	Blackpool International Airport	28.44 miles
4	Leeds Bradford International Airport	48.68 miles

Area

Transport (Local)



Bus Stops/Stations

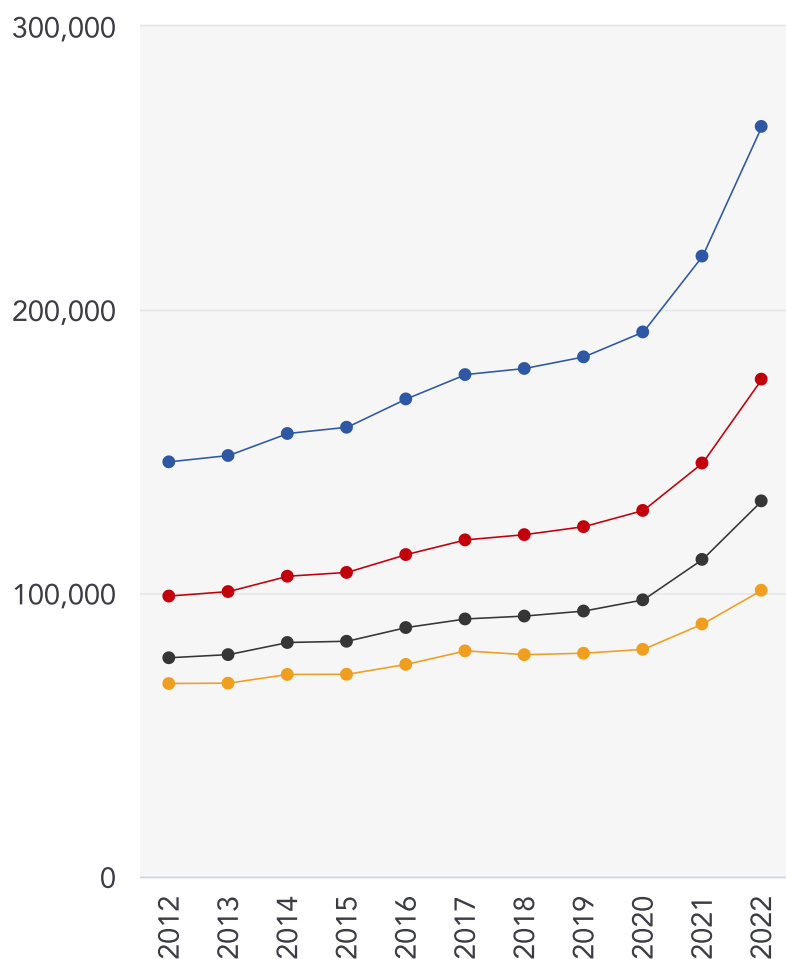
Pin	Name	Distance
1	Acorn Street	0.05 miles
2	Willow Avenue	0.08 miles
3	Acorn Street	0.06 miles
4	Mesnes Park	0.1 miles
5	Holly Avenue	0.1 miles

Market

House Price Statistics



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



Detached

+80.87%

Semi-Detached

+77.31%

Terraced

+71.69%

Flat

+48.3%

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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