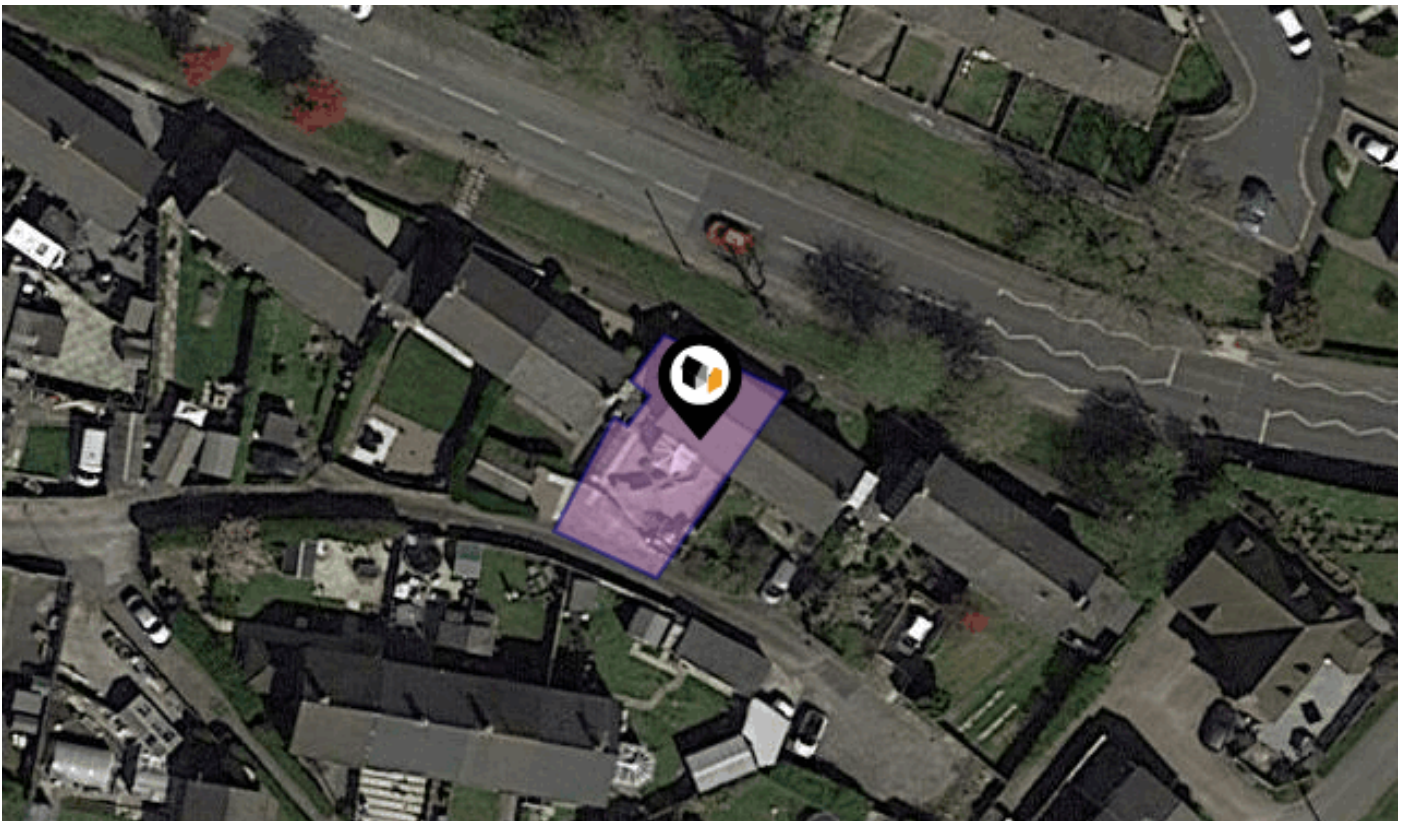




# KFB: Key Facts For Buyers

An insight into your property and the local area

Friday 26<sup>th</sup> August 2022



**CHAPEL LANE, BURTONWOOD, WARRINGTON, WA5**

## Think Estate Agents

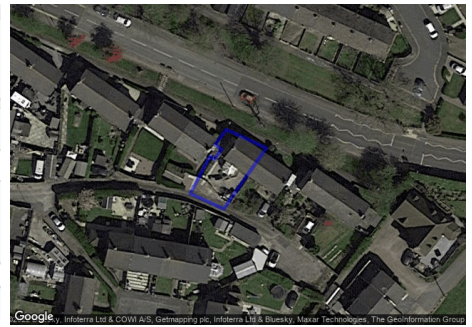
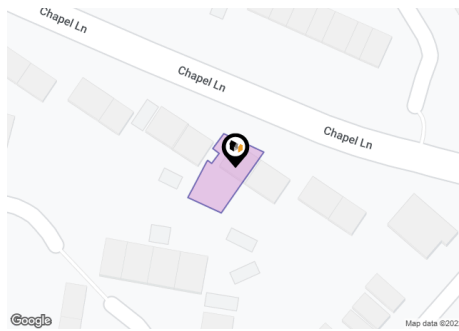
32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com





## Property

Type:	Semi-Detached	Last Sold £/ft <sup>2</sup> :	-
Bedrooms:	3	Price Estimate:	-
Floor Area:	-	Tenure:	Freehold
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£1,532 pa		
Title Number:	CH455837		
UPRN:	100010271740		

## Local Area

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

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

<b>2</b> mb/s	<b>71</b> mb/s	<b>-</b> mb/s

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

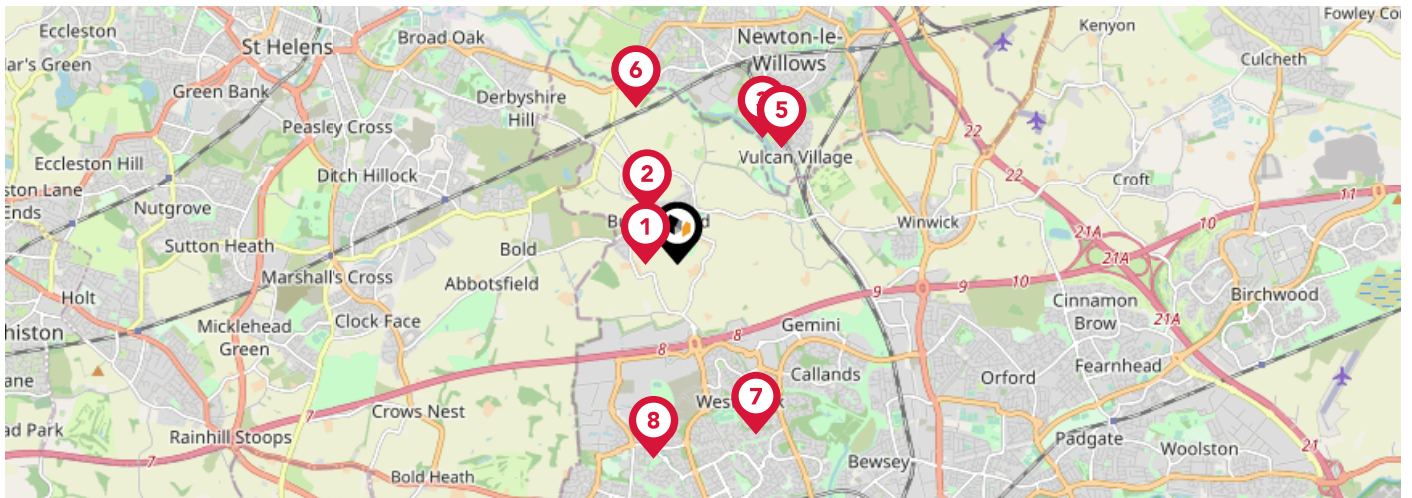


### Satellite/Fibre TV Availability:

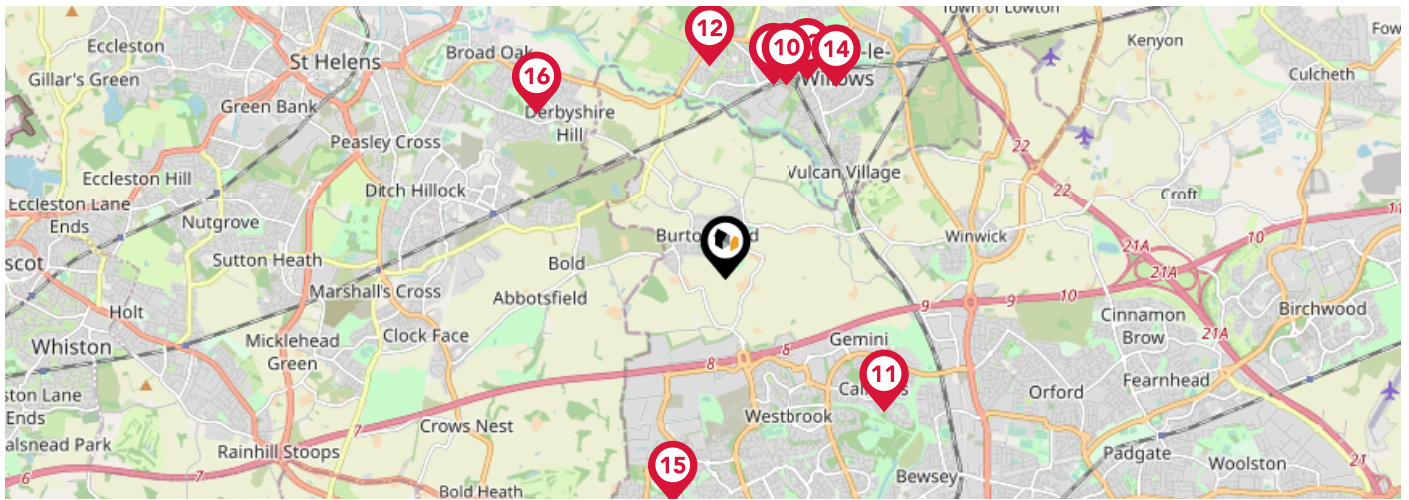








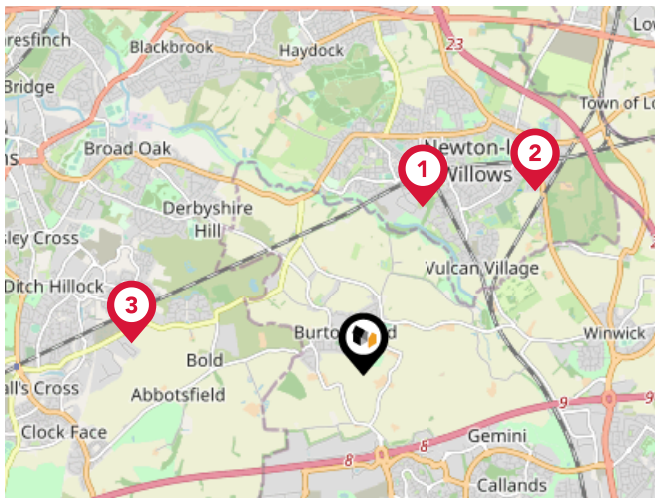
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Paul of the Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Burtonwood Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 204   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wargrave CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 397   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)</b> Ofsted Rating: Good   Pupils:0   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wargrave House School</b> Ofsted Rating: Outstanding   Pupils: 53   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Penkford School</b> Ofsted Rating: Good   Pupils: 54   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Philip (Westbrook) CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 547   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Barrow Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 605   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>The District CofE Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Junior School</b> Ofsted Rating: Requires improvement   Pupils: 235   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Callands Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 345   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lyme Community Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Infant School</b> Ofsted Rating: Requires improvement   Pupils: 218   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newton-le-Willows Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Sankey High School</b> Ofsted Rating: Good   Pupils: 2005   Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broad Oak Community Primary School</b> Ofsted Rating: Good   Pupils: 643   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

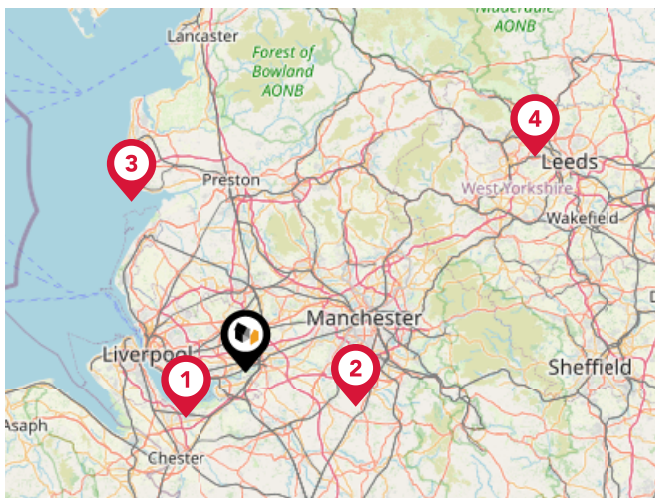
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	1.58 miles
2	Newton-le-Willows Rail Station	2.22 miles
3	St Helens Junction Rail Station	2.07 miles

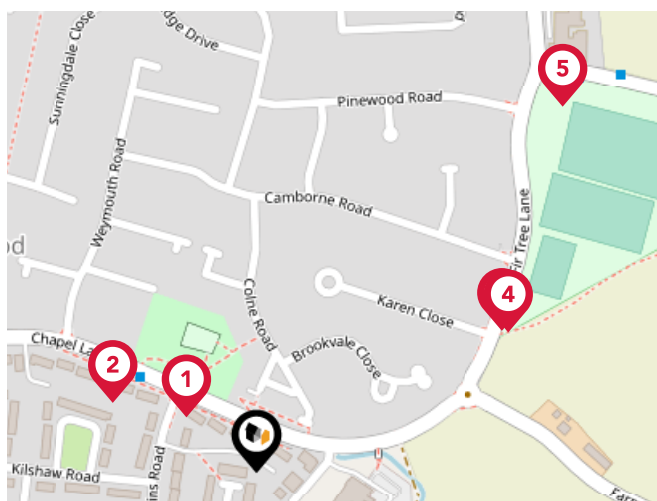


### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	10.57 miles
2	Manchester Airport	16.29 miles
3	Blackpool International Airport	28.96 miles
4	Leeds Bradford International Airport	50.71 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Perrins Road	0.05 miles
2	Perrins Road	0.09 miles
3	Cambourne Road	0.16 miles
4	Cambourne Road	0.16 miles
5	Fir Tree Lane	0.26 miles

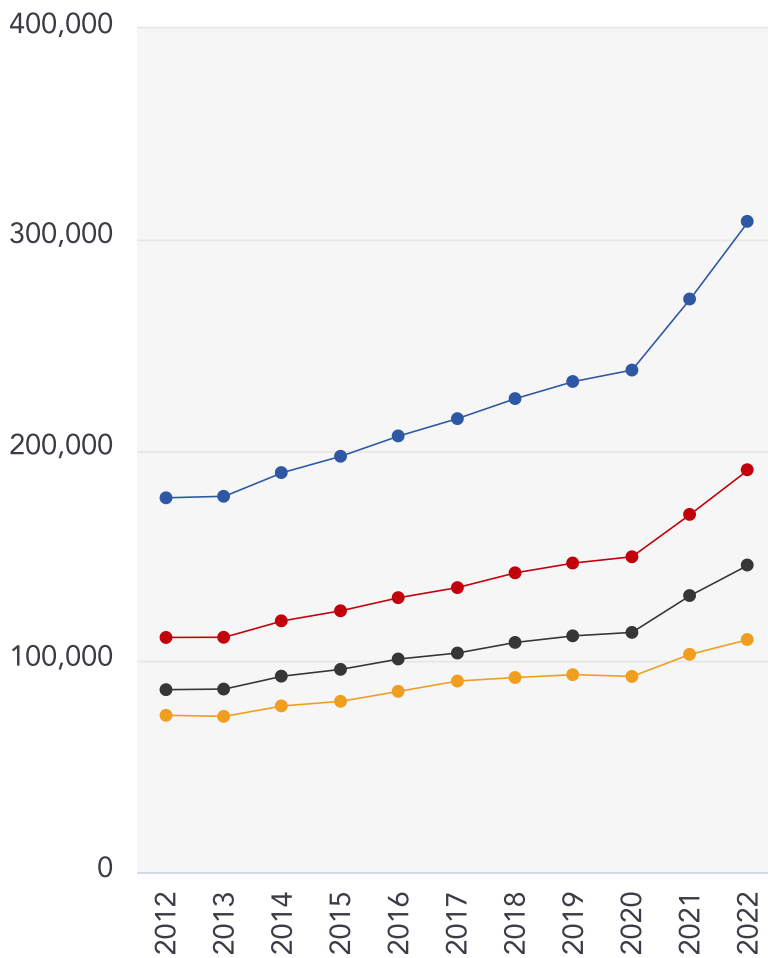


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in WA5



Detached

**+73.84%**

Semi-Detached

**+71.45%**

Terraced

**+68.3%**

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



/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.



### 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

