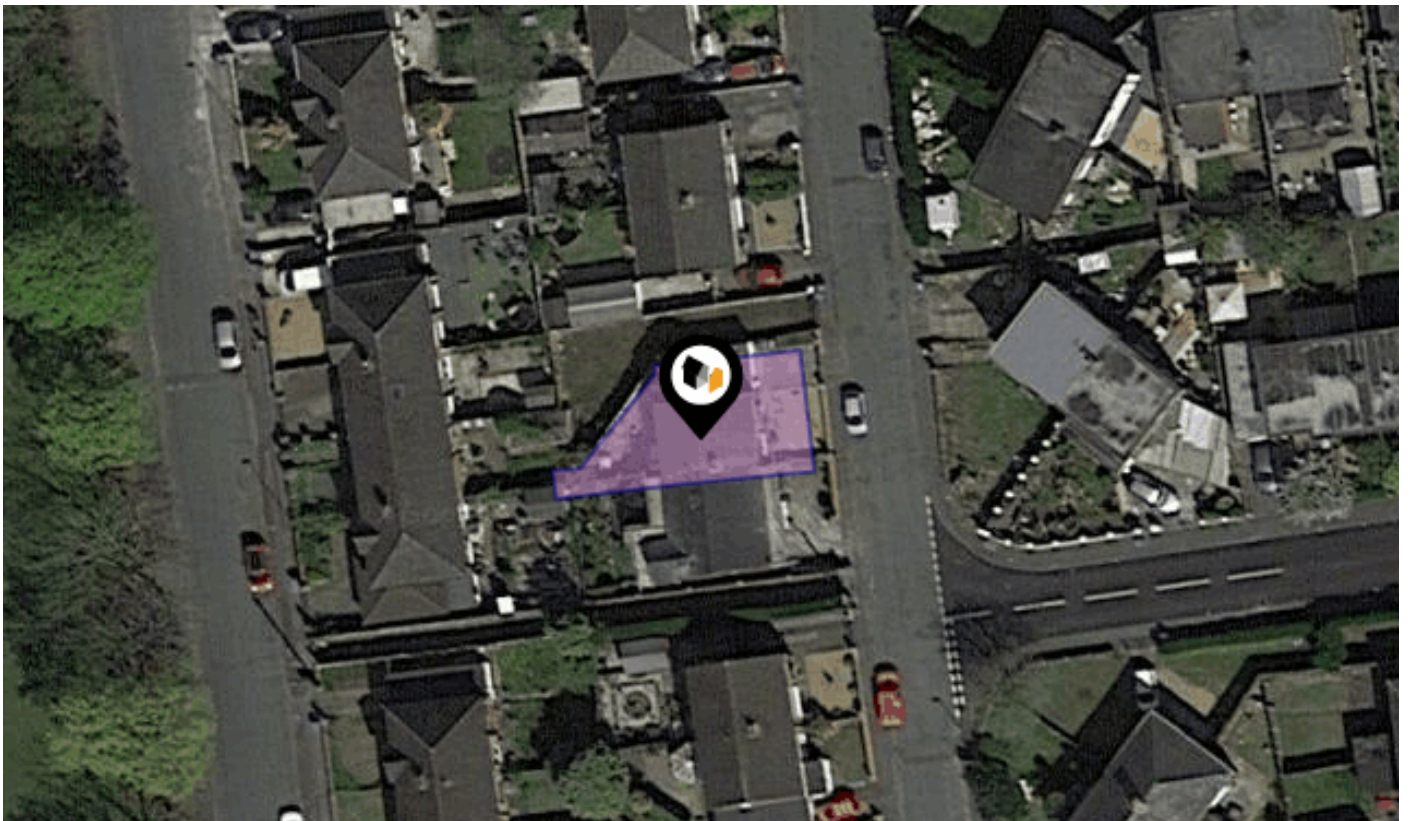


**THINK**

# KFB: Key Facts For Buyers

An insight into your property and the local area

Tuesday 6<sup>th</sup> September 2022



**GOUGH AVENUE, WARRINGTON, WA2**

## Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

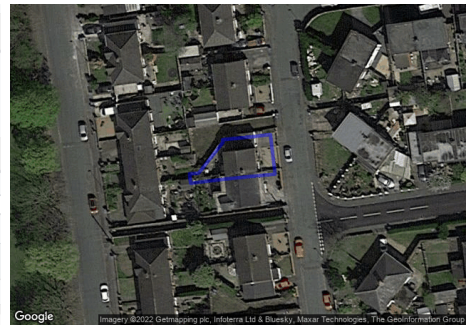
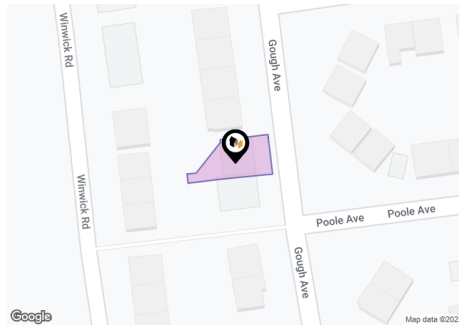
01925 290290

aidan@think-property.com

www.think-property.com



Powered by  
**aprift**  
Know any property instantly



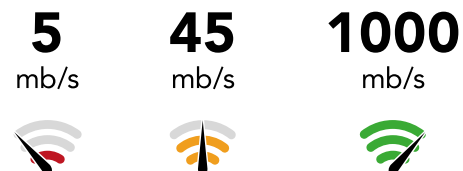
## Property

|                  |  |                               |   |
|------------------|--|-------------------------------|---|
| Type:            | Semi-Detached                              | Last Sold £/ft <sup>2</sup> : | £41.63  |
| Bedrooms:        | 3  | Price Estimate:               | -   |
| Floor Area:      | 839.59 ft <sup>2</sup> / 78 m <sup>2</sup> | Tenure:                       | Leasehold                                       |
| Plot Area:       | 0.04 acres                                 | Start Date:                   | 29/09/1961                                      |
| Council Tax :    | Band B                                     | End Date:                     | 29/09/2960                                      |
| Annual Estimate: | £1,532 pa                                  | Lease Term:                   | 999 years (less 10 days) from 29 September 1961 |
| Title Number:    | LA256066                                   | Term Remaining:               | 938 years                                       |
| UPRN:            | 100010283745                               |                               |   |

## Local Area

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

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



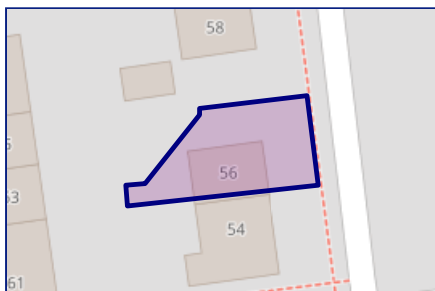
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

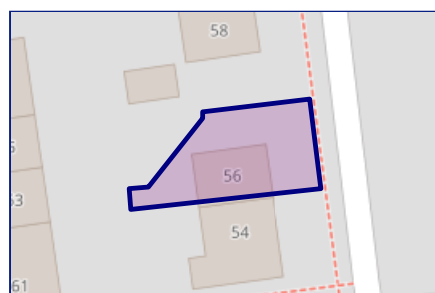


## Freehold Title Plan



**CH587275**

## Leasehold Title Plan



**LA256066**

Start Date: 29/09/1961  
End Date: 29/09/2960  
Lease Term: 999 years (less 10 days) from 29 September 1961  
Term Remaining: 938 years

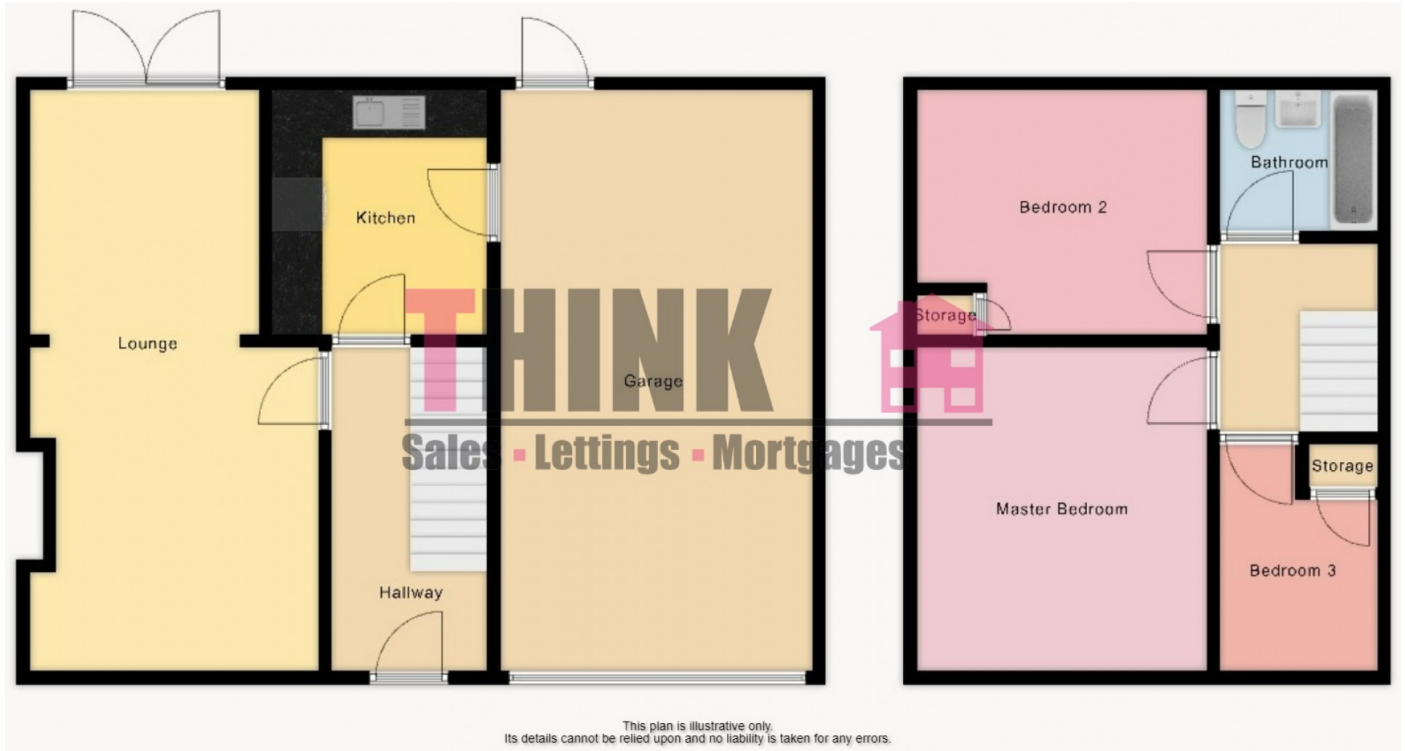








## GOUGH AVENUE, WARRINGTON, WA2



This plan is illustrative only.  
Its details cannot be relied upon and no liability is taken for any errors.



Gough Avenue, WA2

Energy rating

**D**

Valid until 05.10.2025

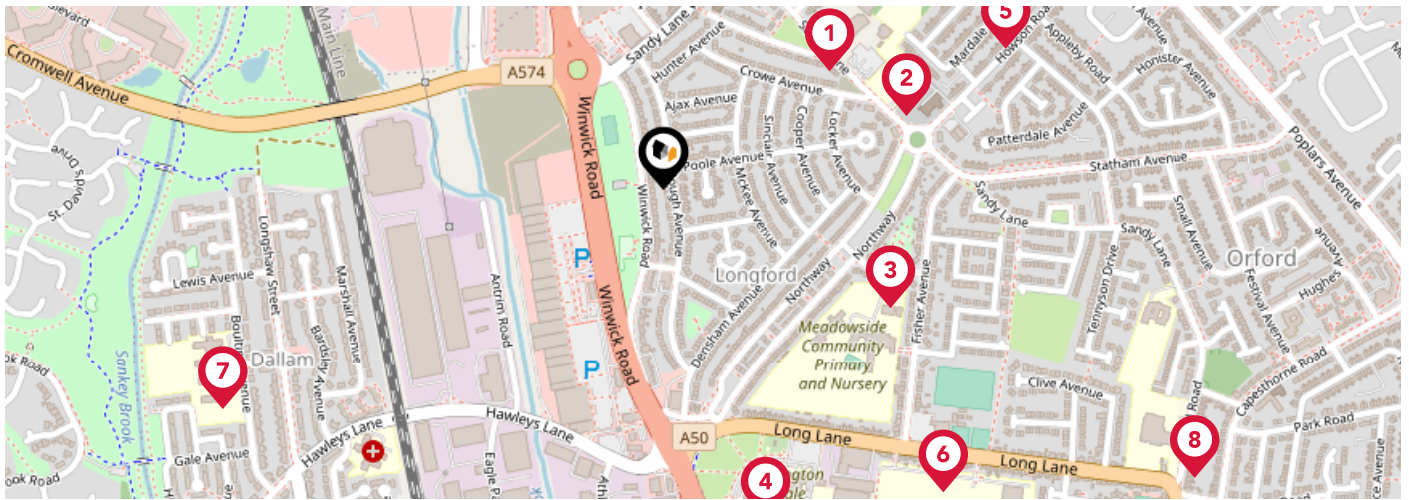
| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 82   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      | 60   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

## Additional EPC Data

|                        |   |
|------------------------|---|
| Property Type:         | House                                       |
| Built Form:            | Semi-Detached                               |
| Transaction Type:      | Marketed sale                               |
| Total Floor Area:      | 78 m <sup>2</sup>                           |
| Energy Tariff:         | Single                                      |
| Main Fuel:             | Mains gas (not community)                   |
| Mains Gas:             | Yes   |
| Flat Top Storey:       | No  |
| Top Storey:            | 0   |
| Glazing Type:          | Double glazing, unknown install date        |
| Previous Extensions:   | 0   |
| Lighting:              | Low energy lighting in 82% of fixed outlets |
| Main Heating:          | Boiler and radiators, mains gas             |
| Main Heating Controls: | Programmer, room thermostat and TRVs        |
| Open Fireplaces:       | 0   |
| Hotwater System:       | From main system                            |
| Hotwater Efficiency:   | Average                                     |
| Floors:                | Solid, no insulation (assumed)              |
| Walls:                 | Cavity wall, filled cavity                  |
| Walls Energy:          | Good  |
| Roof:                  | Pitched, 300 mm loft insulation             |
| Roof Energy:           | Very Good                                   |
| Ventilation:           | Natural                                     |

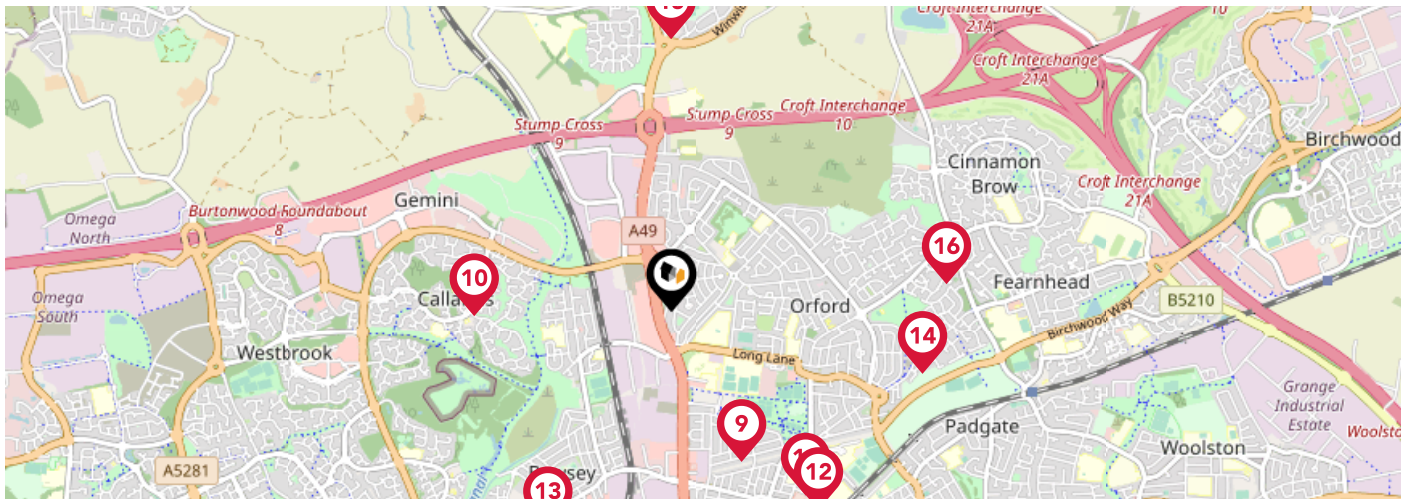


# Area Schools



|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> <b>Sandy Lane Nursery and Forest School</b><br/>Ofsted Rating: Outstanding   Pupils: 99   Distance:0.23</p>           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> <b>St Stephen's Catholic Primary School</b><br/>Ofsted Rating: Outstanding   Pupils: 208   Distance:0.28</p>          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> <b>Meadowside Community Primary and Nursery School</b><br/>Ofsted Rating: Not Rated   Pupils: 270   Distance:0.28</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> <b>Warrington and Vale Royal College</b><br/>Ofsted Rating: Good   Pupils:0   Distance:0.38</p>                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> <b>St Andrew's CofE Primary School</b><br/>Ofsted Rating: Good   Pupils: 207   Distance:0.41</p>                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> <b>Beamont Collegiate Academy</b><br/>Ofsted Rating: Good   Pupils: 929   Distance:0.46</p>                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> <b>Dallam Community Primary School</b><br/>Ofsted Rating: Good   Pupils: 275   Distance:0.54</p>                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> <b>St Margaret's CofE Voluntary Aided Primary School</b><br/>Ofsted Rating: Good   Pupils: 465   Distance:0.67</p>    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

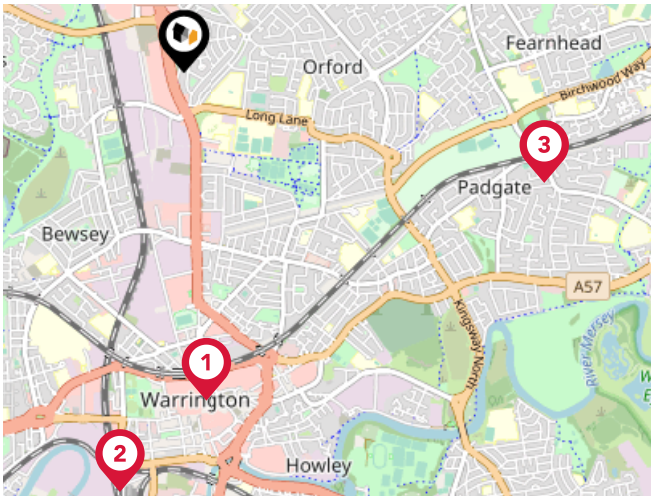


|  |  | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  | <b>Warrington St Ann's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 235   Distance:0.74              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Callands Community Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 345   Distance:0.87             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Beamont Primary School</b><br>Ofsted Rating: Not Rated   Pupils: 399   Distance:1.01                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Benedict's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 224   Distance:1.09                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bewsey Lodge Primary School</b><br>Ofsted Rating: Good   Pupils: 349   Distance:1.11                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Brook Acre Community Primary School</b><br>Ofsted Rating: Good   Pupils: 236   Distance:1.15                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Winwick CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 187   Distance:1.2                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Bridget's Catholic Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 198   Distance:1.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



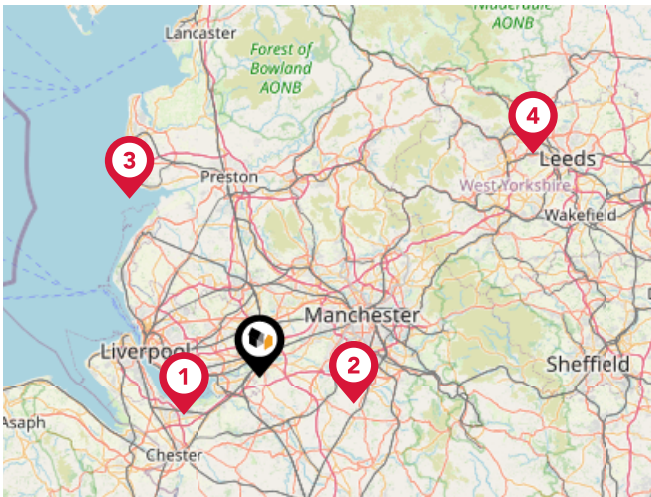
# Area

## Transport (National)



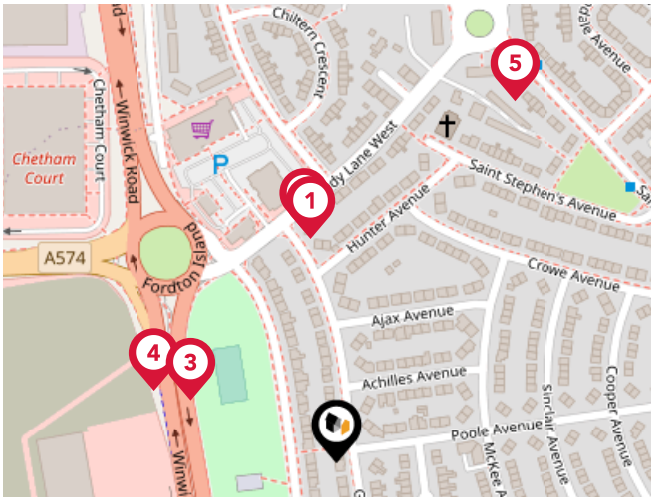
### National Rail Stations

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | Warrington Central Rail Station   | 1.45 miles |
| 2   | Warrington Bank Quay Rail Station | 1.87 miles |
| 3   | Padgate Rail Station              | 1.67 miles |



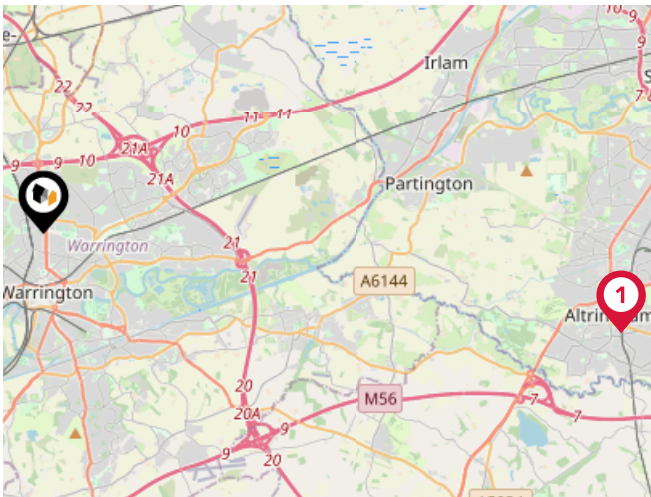
### Airports/Helipads

| Pin | Name                                 | Distance    |
|-----|--------------------------------------|-------------|
| 1   | Liverpool John Lennon Airport        | 11.91 miles |
| 2   | Manchester Airport                   | 13.79 miles |
| 3   | Blackpool International Airport      | 31.2 miles  |
| 4   | Leeds Bradford International Airport | 49.66 miles |



## Bus Stops/Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Fordton Leisure Centre | 0.12 miles |
| 2   | Fordton Leisure Centre | 0.13 miles |
| 3   | Sandy Lane West        | 0.09 miles |
| 4   | Sandy Lane West        | 0.11 miles |
| 5   | Cleveland Road         | 0.22 miles |



## Local Connections

| Pin | Name                              | Distance    |
|-----|-----------------------------------|-------------|
| 1   | Altrincham (Manchester Metrolink) | 10.38 miles |

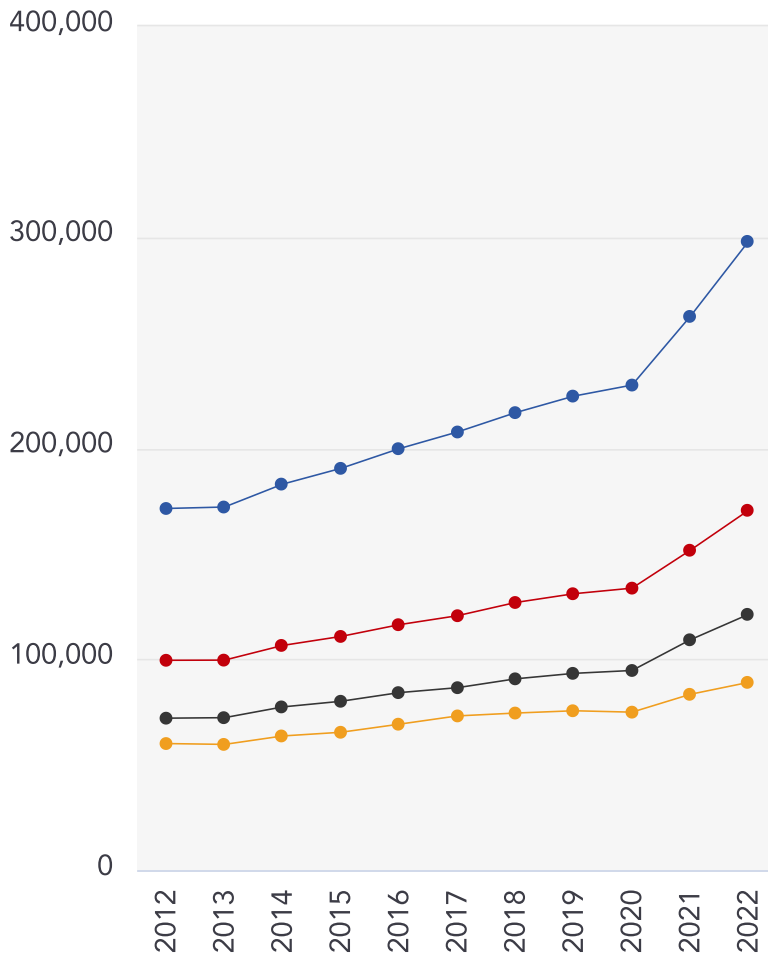


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in WA2



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



# 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

