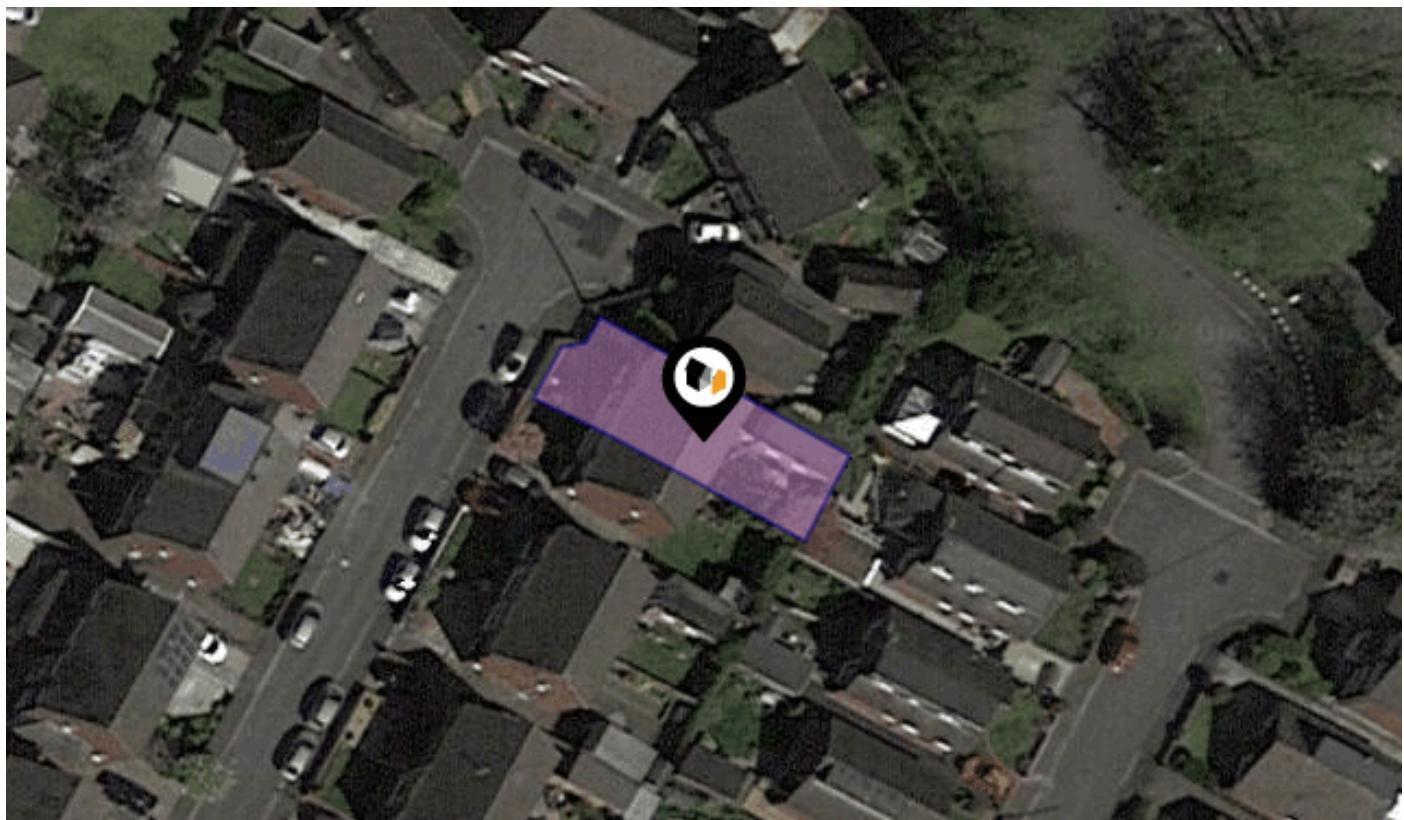


KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 14th September 2022



TRACY DRIVE, NEWTON-LE-WILLOWS, WA12

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com

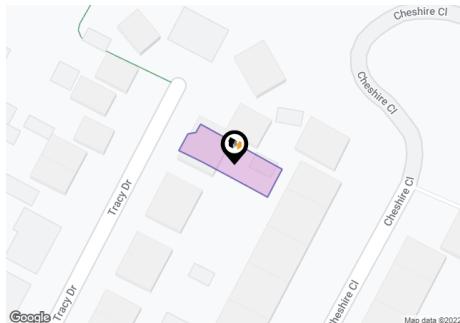


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Property Overview

THINK



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	-
Plot Area:	0.05 acres
Council Tax :	Band C
Annual Estimate:	£1,753 pa
Title Number:	MS247787
UPRN:	39059141

Last Sold £/ft ² :	-
Price Estimate:	-
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

THINK



Gallery Photos

THINK

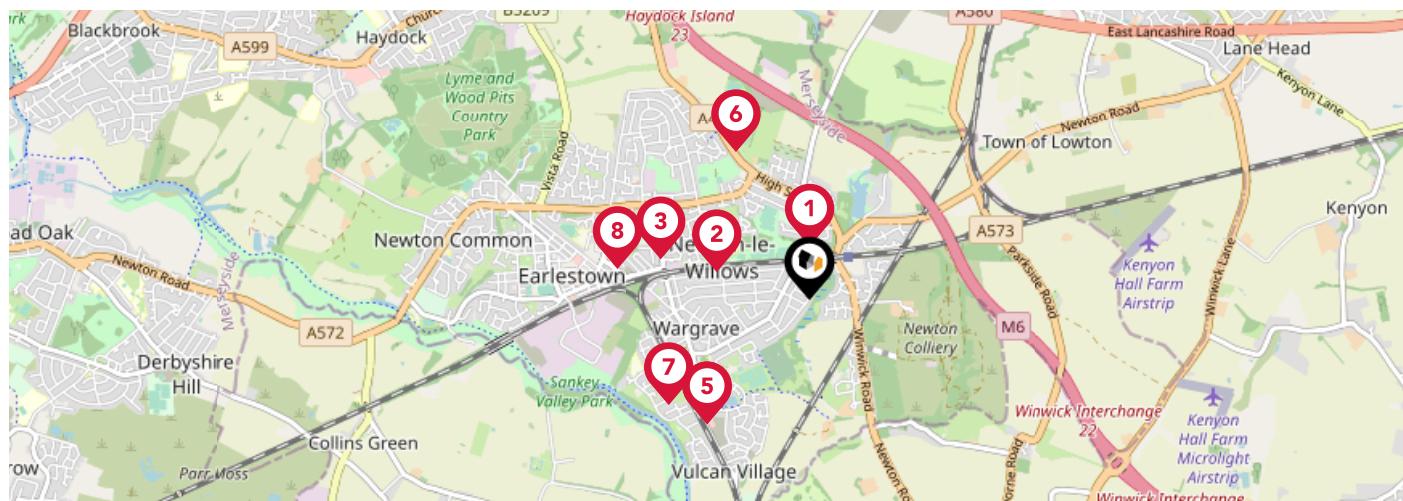


TRACY DRIVE, NEWTON-LE-WILLOWS, WA12



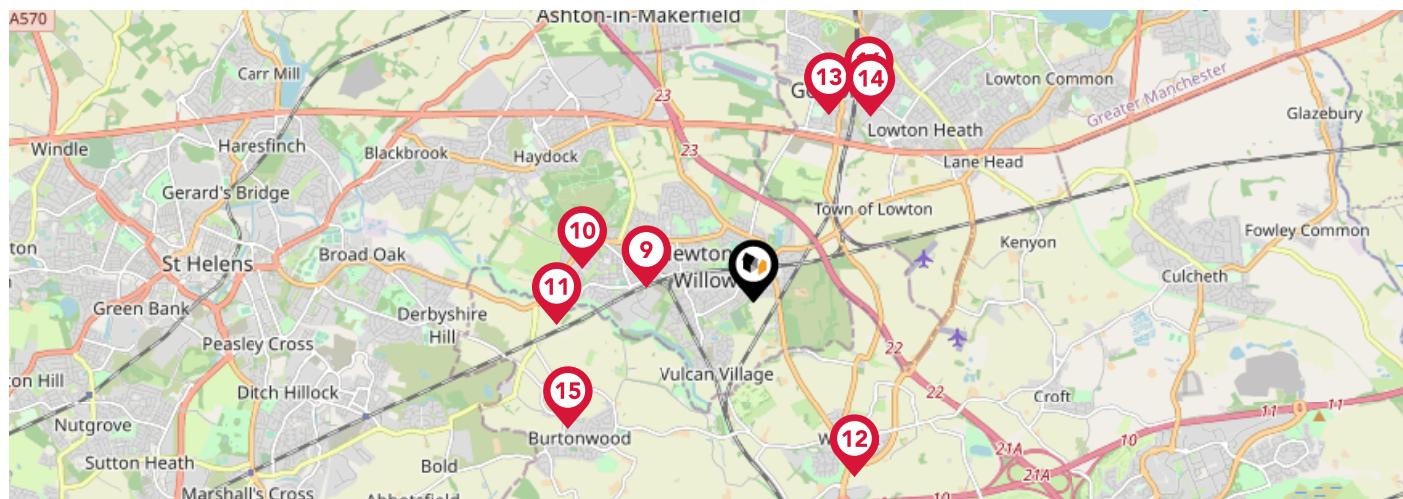
Area Schools

THINK



Nursery Primary Secondary College Private

1	St Peter's CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 247 Distance:0.23					
2	Newton-le-Willows Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 600 Distance:0.42					
3	St Mary's Catholic Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 218 Distance:0.68					
4	Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils:0 Distance:0.71					
5	Wargrave House School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 53 Distance:0.71					
6	Hope Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1217 Distance:0.73					
7	Wargrave CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 397 Distance:0.78					
8	St Mary's Catholic Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 235 Distance:0.86					

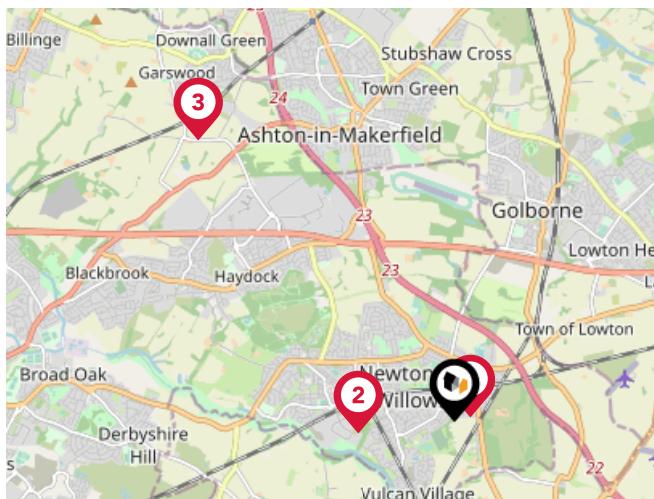


Nursery Primary Secondary College Private

 The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance: 0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penkford School Ofsted Rating: Good Pupils: 54 Distance: 1.75	<input type="checkbox"/>	<input checked="" 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: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>
 Burtonwood Community Primary School Ofsted Rating: Not Rated Pupils: 204 Distance: 1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Thomas CofE Junior and Infant School Ofsted Rating: Good Pupils: 205 Distance: 2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

THINK



National Rail Stations

Pin	Name	Distance
1	Newton-le-Willows Rail Station	0.15 miles
2	Earlestown Rail Station	0.86 miles
3	Garswood Rail Station	3.38 miles

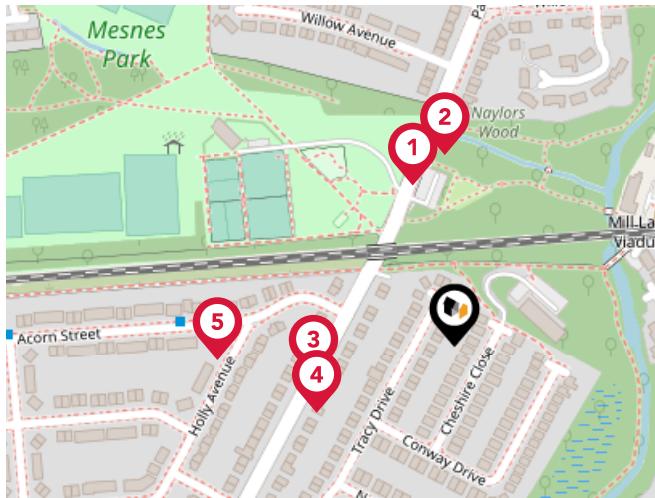


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	12.63 miles
2	Manchester Airport	15.54 miles
3	Blackpool International Airport	28.48 miles
4	Leeds Bradford International Airport	48.66 miles

Area Transport (Local)

THINK



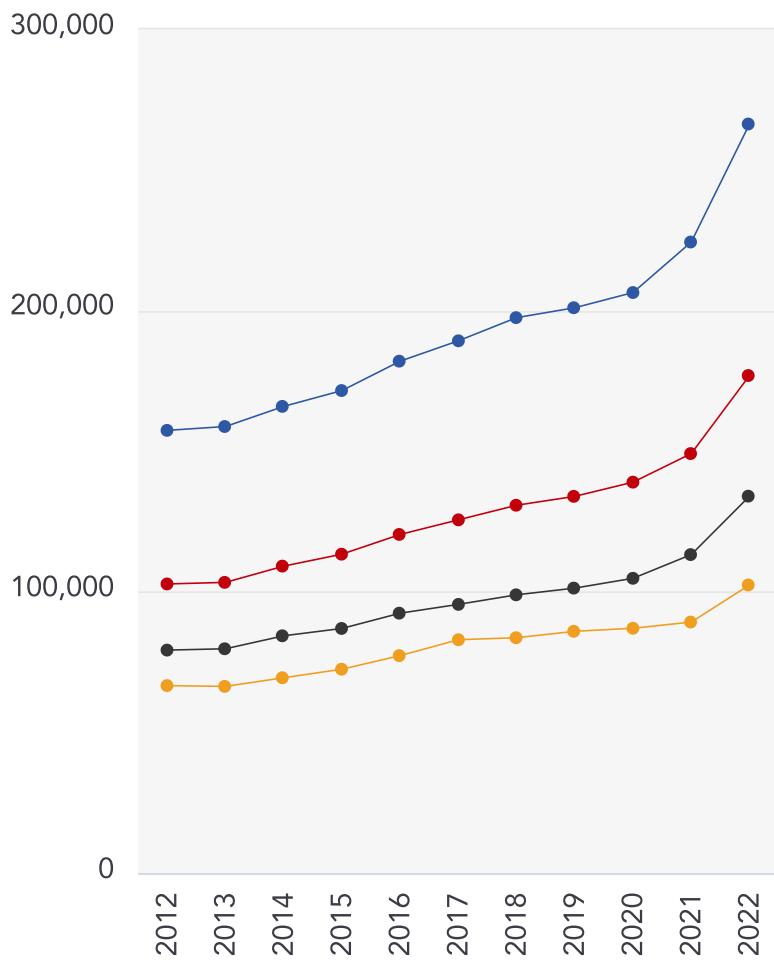
Bus Stops/Stations

Pin	Name	Distance
1	Willow Avenue	0.09 miles
2	Mesnes Park	0.11 miles
3	Acorn Street	0.08 miles
4	Acorn Street	0.08 miles
5	Holly Avenue	0.13 miles

Market House Price Statistics

THINK

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



Detached

+69.18%

Semi-Detached

+72.06%

Terraced

+69%

Flat

+53.66%

Think Estate Agents

Testimonials



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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Land Registry



Valuation Office
Agency

