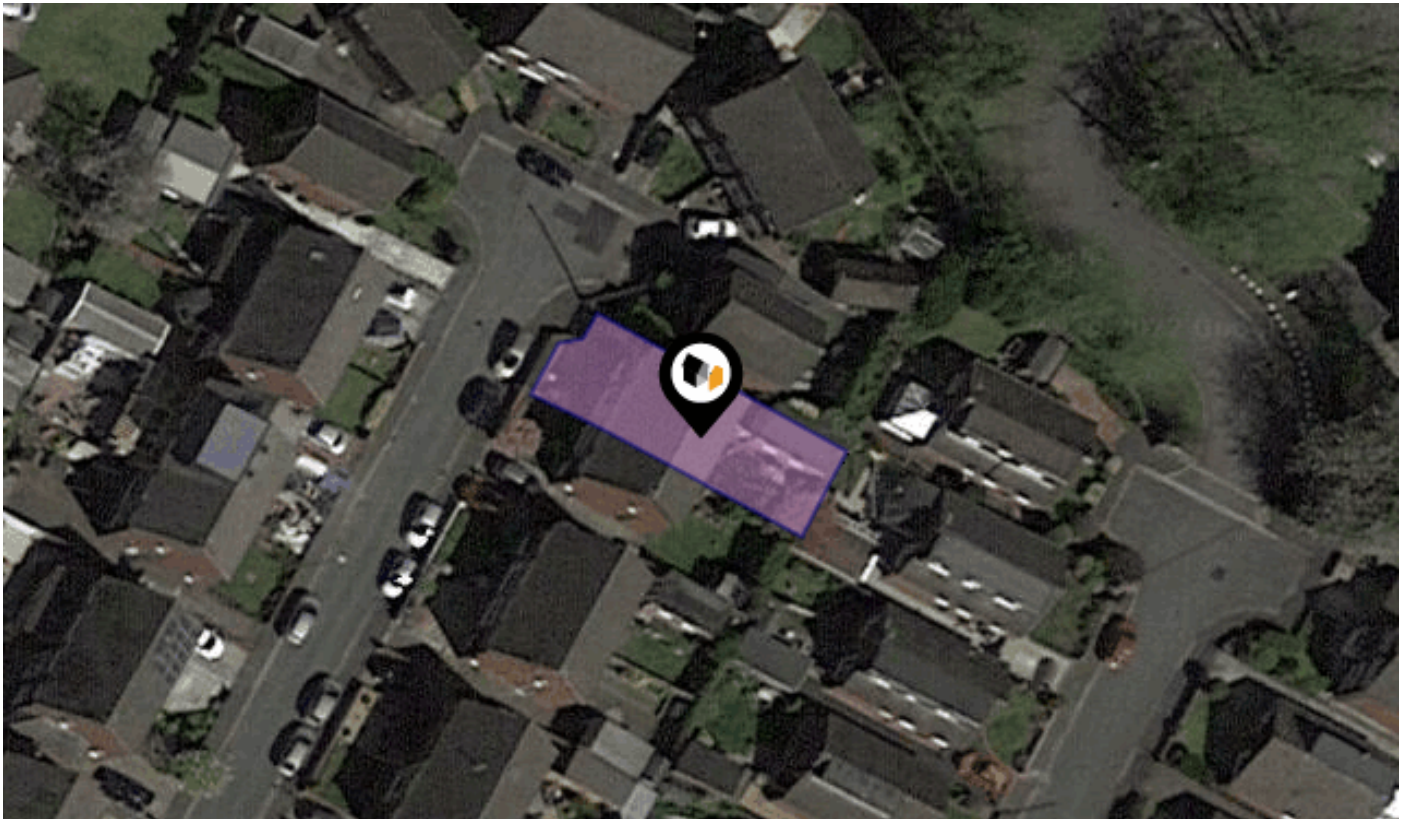




# KFB: Key Facts For Buyers

An insight into your property and the local area

**Wednesday 14<sup>th</sup> September 2022**



**TRACY DRIVE, NEWTON-LE-WILLOWS, WA12**

## Think Estate Agents

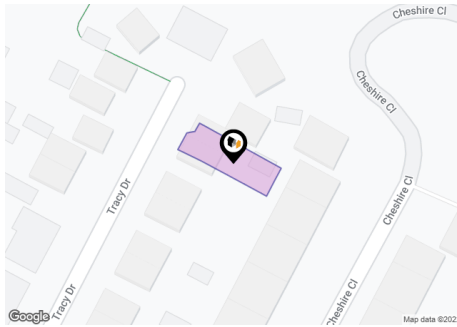
32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

[aidan@think-property.com](mailto:aidan@think-property.com)

[www.think-property.com](http://www.think-property.com)





## Property

|                  |               |                  |          |
|------------------|---------------|------------------|----------|
| Type:            | Semi-Detached | Last Sold £/ft²: | -        |
| Bedrooms:        | 3             | Price Estimate:  | -        |
| Floor Area:      | -             | Tenure:          | Freehold |
| Plot Area:       | 0.05 acres    |                  |          |
| Council Tax :    | Band C        |                  |          |
| Annual Estimate: | £1,753 pa     |                  |          |
| Title Number:    | MS247787      |                  |          |
| UPRN:            | 39059141      |                  |          |

## Local Area

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

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>14</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

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



### Satellite/Fibre TV Availability:

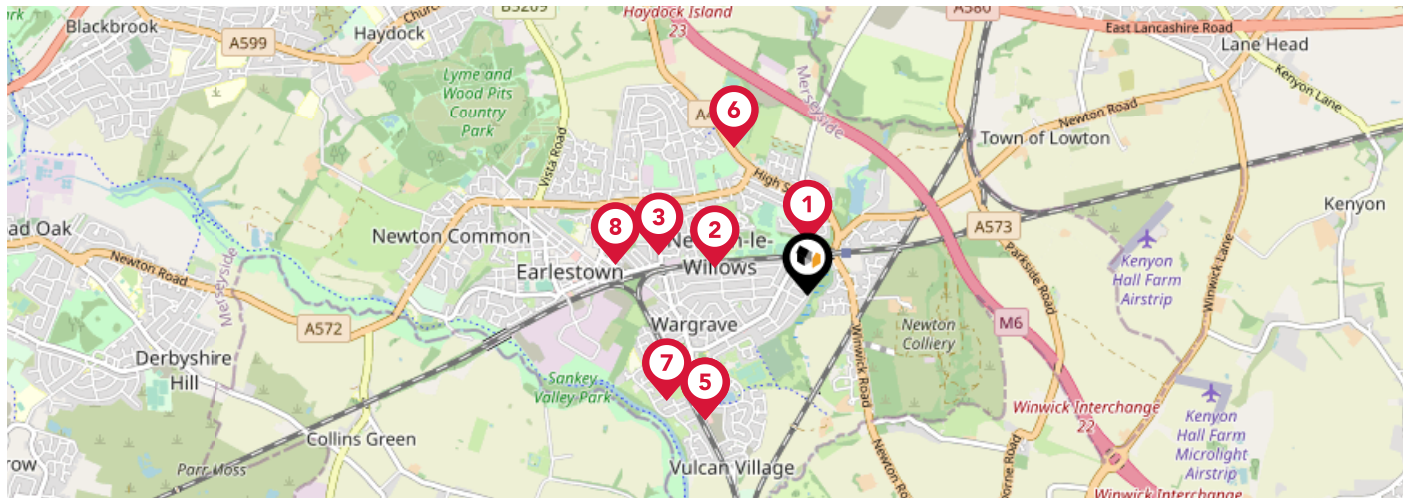




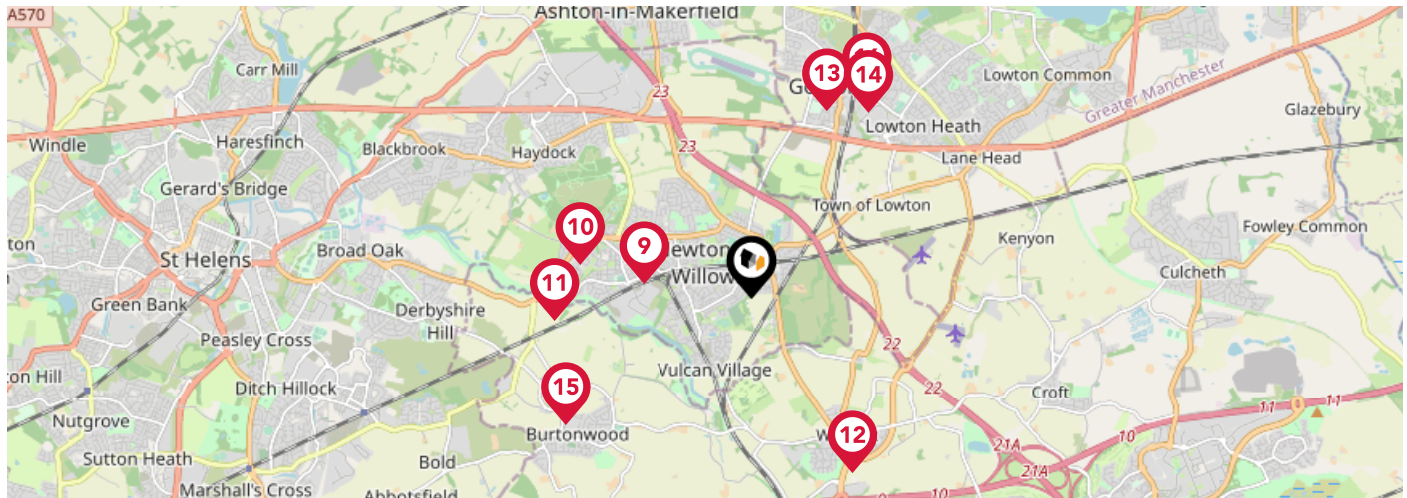


**TRACY DRIVE, NEWTON-LE-WILLOWS, WA12**





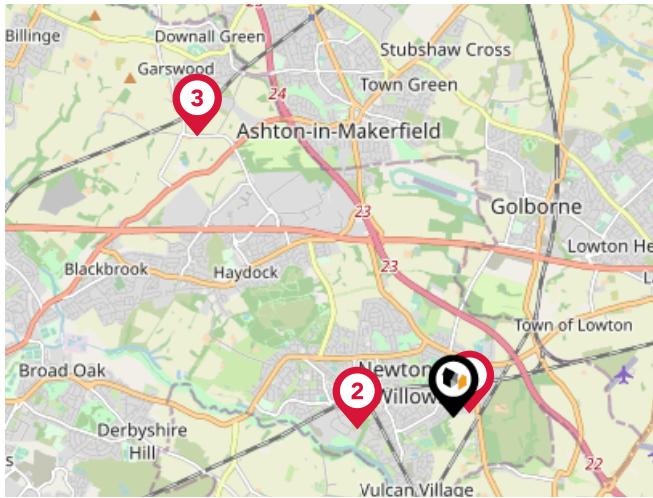
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Peter's CofE Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 247   Distance:0.23                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Newton-le-Willows Primary School</b><br>Ofsted Rating: Good   Pupils: 600   Distance:0.42                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Mary's Catholic Infant School</b><br>Ofsted Rating: Requires improvement   Pupils: 218   Distance:0.68                | <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><br>Ofsted Rating: Good   Pupils:0   Distance:0.71 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Wargrave House School</b><br>Ofsted Rating: Outstanding   Pupils: 53   Distance:0.71                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Hope Academy</b><br>Ofsted Rating: Good   Pupils: 1217   Distance:0.73   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Wargrave CofE Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 397   Distance:0.78                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Mary's Catholic Junior School</b><br>Ofsted Rating: Requires improvement   Pupils: 235   Distance:0.86                | <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><br>Ofsted Rating: Good   Pupils: 336   Distance:0.96                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lyme Community Primary School</b><br>Ofsted Rating: Good   Pupils: 223   Distance:1.55                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penkford School</b><br>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"/> |
|  | <b>Winwick CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 187   Distance:1.77                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Golborne Community Primary School</b><br>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"/> |
|  | <b>All Saints Catholic Primary School, Golborne, Wigan</b><br>Ofsted Rating: Outstanding   Pupils: 251   Distance:1.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Burtonwood Community Primary School</b><br>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"/> |
|  | <b>St Thomas CofE Junior and Infant School</b><br>Ofsted Rating: Good   Pupils: 205   Distance:2.07                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

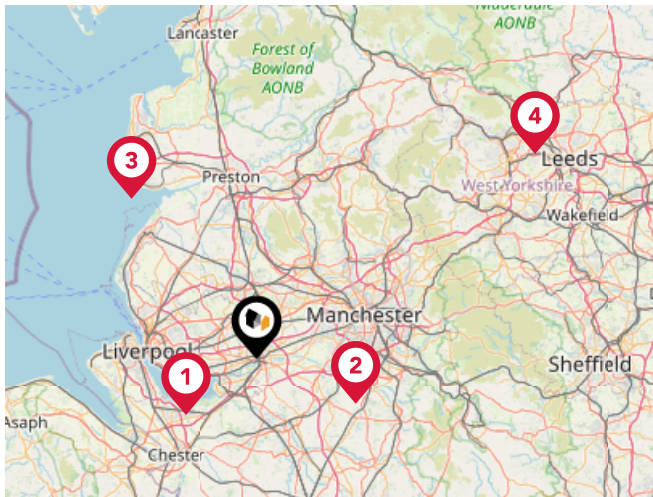
# Area

## Transport (National)



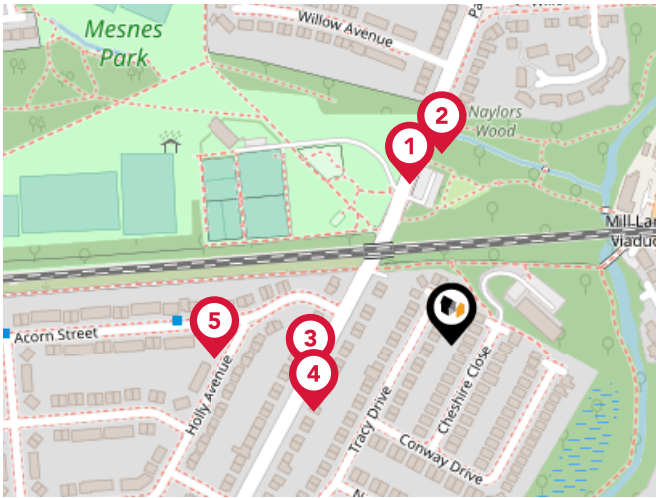
### National Rail Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | 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 |



Bus Stops/Stations

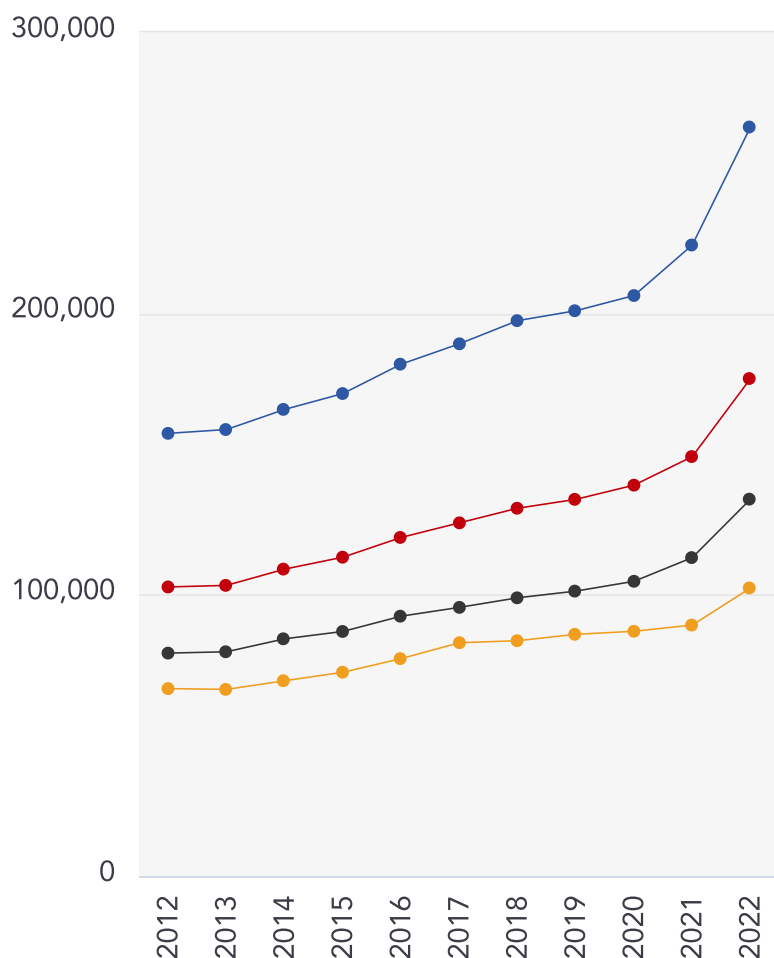
| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Willow Avenue | 0.09 miles |
| 2   | Mesnes Park   | 0.11 miles |
| 3   | Acorn Street  | 0.08 miles |
| 4   | Acorn Street  | 0.08 miles |
| 5   | Holly Avenue  | 0.13 miles |

# Market

## House Price Statistics



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



Detached

**+69.18%**

Semi-Detached

**+72.06%**

Terraced

**+69%**

Flat

**+53.66%**

## 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

