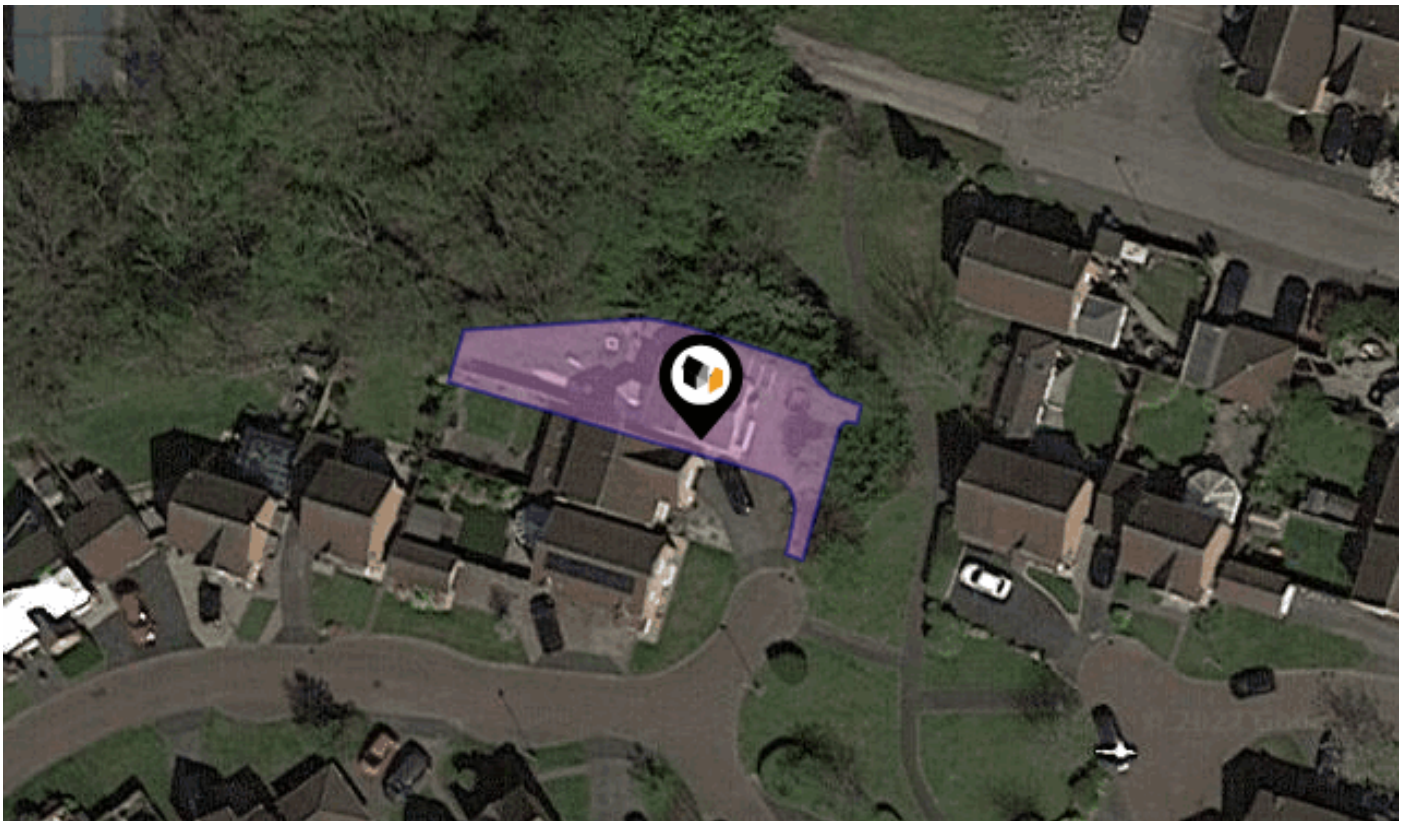


**THINK**

# KFB: Key Facts For Buyers

An insight into your property and the local area

Tuesday 11<sup>th</sup> October 2022



**SHORWELL CLOSE, GREAT SANKEY, WARRINGTON, WA5**

## Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

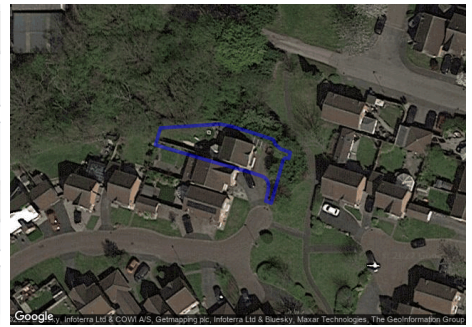
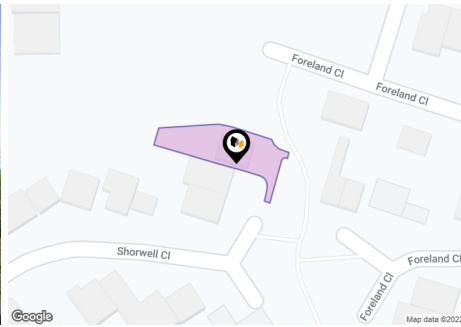
01925 290290

aidan@think-property.com

www.think-property.com



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## Property

Type:	Detached	Last Sold £/ft <sup>2</sup> :	£235.52
Bedrooms:	3	Price Estimate:	-
Floor Area:	764.24 ft <sup>2</sup> / 71 m <sup>2</sup>	Tenure:	Freehold
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£1,750 pa		
Title Number:	CH384623		
UPRN:	100010313094		

## Local Area

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

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

<b>7</b> mb/s	<b>51</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:









**SHORWELL CLOSE, GREAT SANKEY, WARRINGTON, WA5**



Shorwell Close, Great Sankey, WA5

Energy rating

**C**

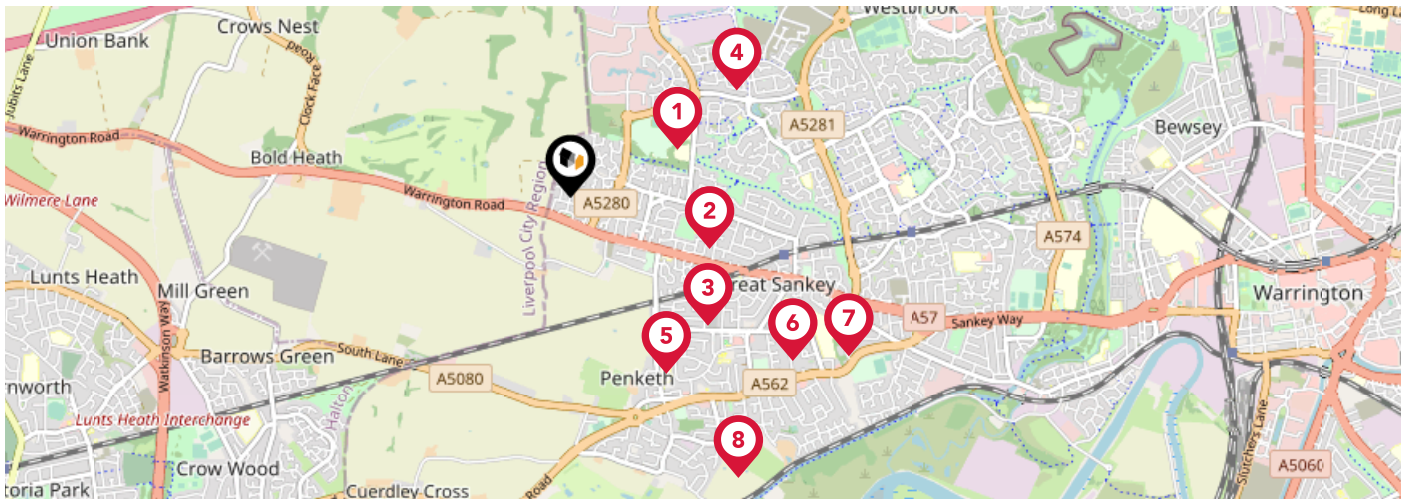
Valid until 19.04.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	71   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

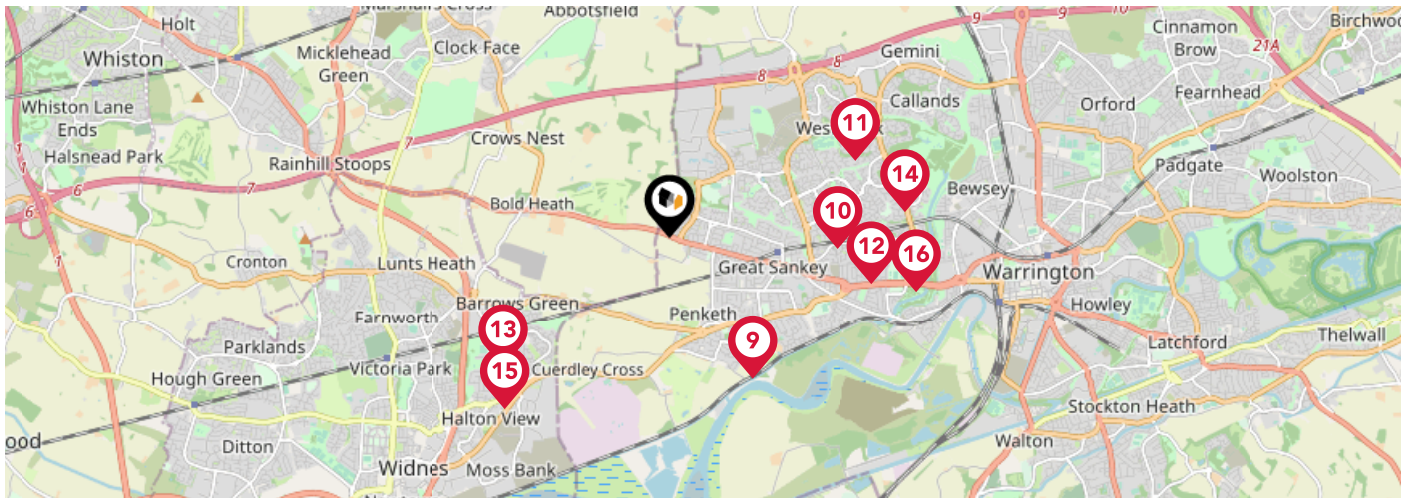
## Additional EPC Data

Property Type:	House
Built Form:	Detached
Transaction Type:	Marketed sale
Total Floor Area:	71 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 installed during or after 2002
Previous Extensions:	0
Lighting:	Low energy lighting in 40% 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:	Good
Floors:	Solid, limited insulation (assumed)
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Ventilation:	Natural





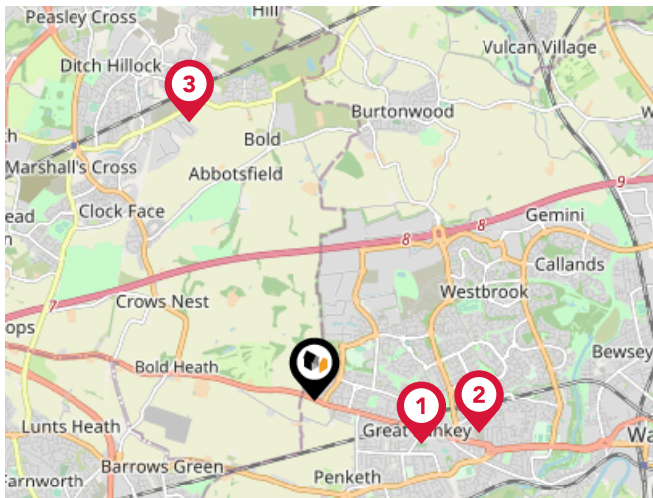
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Great Sankey High School</b> Ofsted Rating: Good   Pupils: 2005   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Park Road Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 207   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 282   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Barrow Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 605   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Penketh Primary School</b> Ofsted Rating: Not Rated   Pupils: 189   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Penketh High School</b> Ofsted Rating: Good   Pupils: 876   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great Sankey Primary School</b> Ofsted Rating: Not Rated   Pupils: 346   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Vincent's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Penketh South Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 230   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Chapelford Village Primary School</b> Ofsted Rating: Not Rated   Pupils: 565   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Philip (Westbrook) CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 547   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sankey Valley St James Church of England Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Moorfield Primary School</b> Ofsted Rating: Good   Pupils: 274   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Westbrook Old Hall Primary School</b> Ofsted Rating: Not Rated   Pupils: 376   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brookfields School</b> Ofsted Rating: Not Rated   Pupils: 101   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Gregory's Catholic High School</b> Ofsted Rating: Good   Pupils: 1062   Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

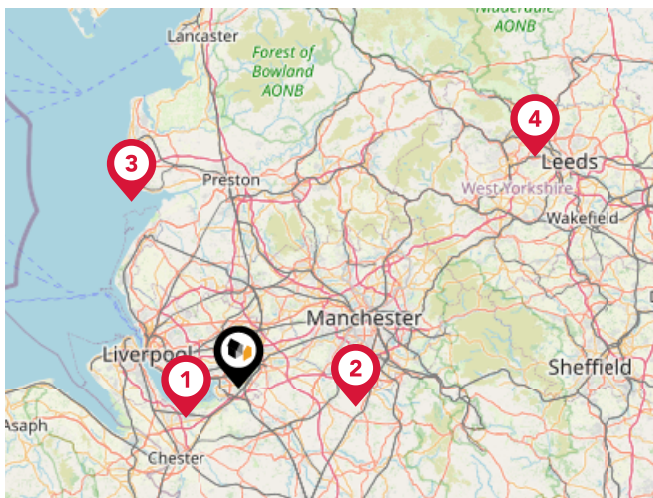
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Sankey for Penketh Rail Station	1.02 miles
2	Warrington West Rail Station	1.49 miles
3	St Helens Junction Rail Station	2.71 miles

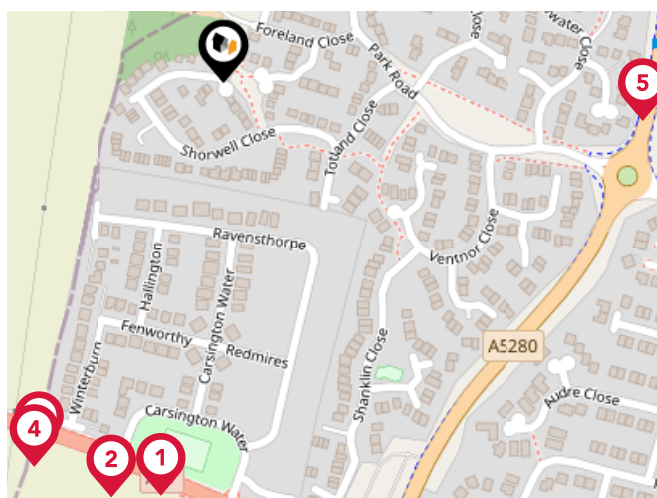


### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	8.58 miles
2	Manchester Airport	16.73 miles
3	Blackpool International Airport	30.32 miles
4	Leeds Bradford International Airport	52.8 miles

# Area

## Transport (Local)



### Bus Stops/Stations

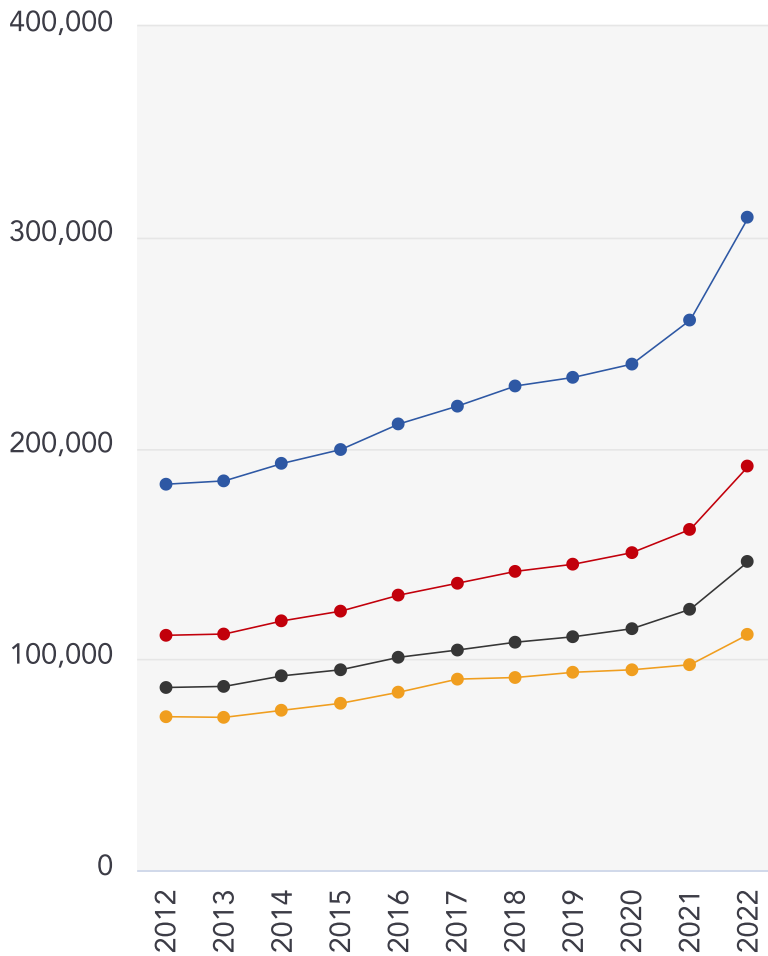
Pin	Name	Distance
1	Dawson House	0.23 miles
2	Dawson House	0.24 miles
3	County Boundary	0.23 miles
4	County Boundary	0.24 miles
5	Lingley Green Avenue	0.23 miles

# Market

## House Price Statistics



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



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



# 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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### Think Estate Agents

32 Bridge Street, Newton Le Willows,  
WA12 9BA  
01925 290290  
aidan@think-property.com  
www.think-property.com

