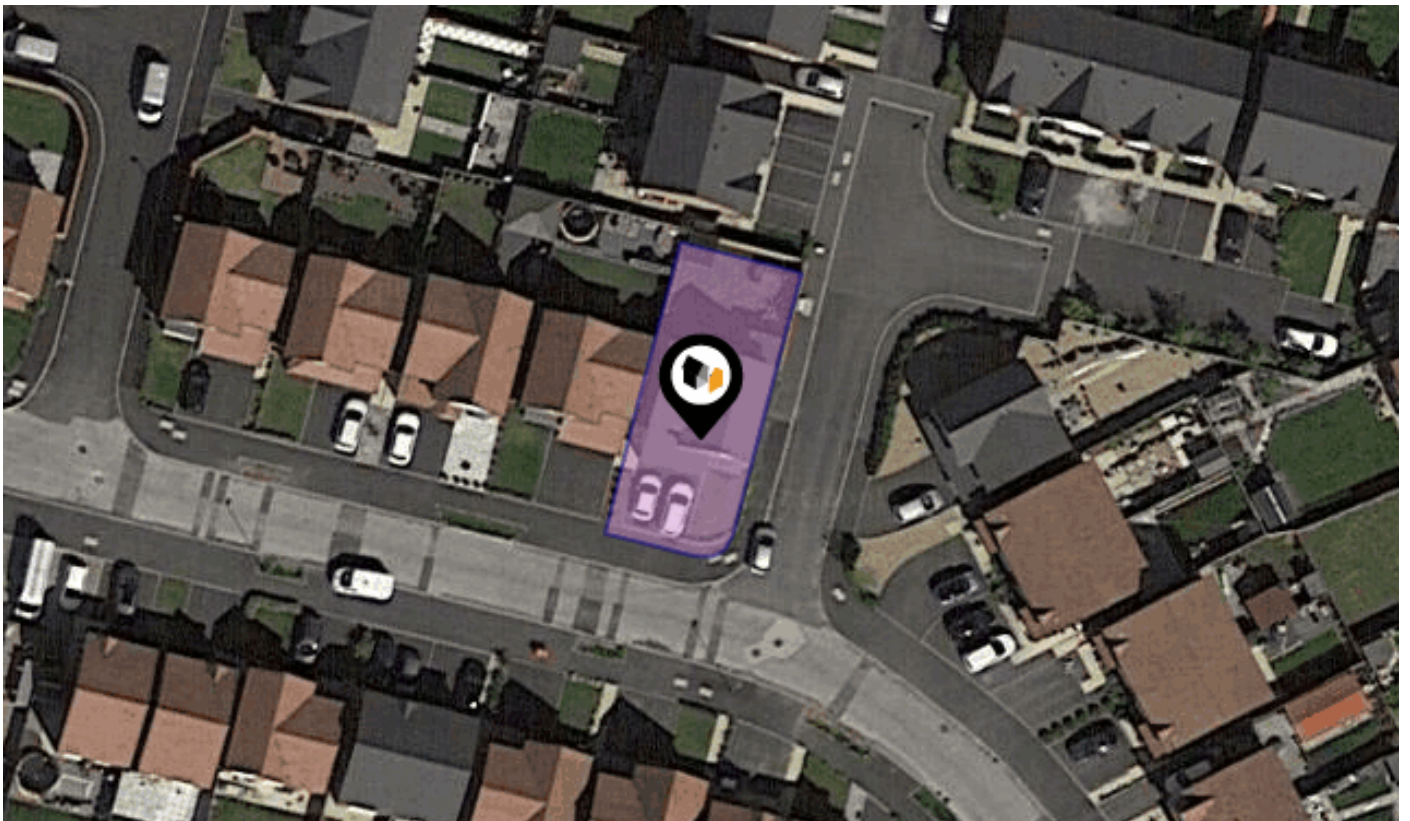




KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 26th October 2022



BEVERLEY WAY, NEWTON-LE-WILLOWS, WA12

Think Estate Agents

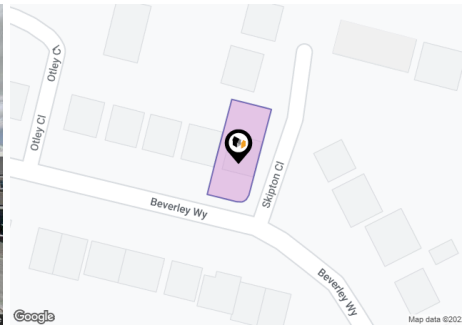
32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com





Property

Type:	Detached	Last Sold £/ft ² :	£227.70
Bedrooms:	5	Price Estimate:	-
Floor Area:	1,097.92 ft ² / 102 m ²	Tenure:	Freehold
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£1,972		
Title Number:	MS662334		
UPRN:	39097271		

Local Area

Local Authority:	St Helens Council
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	59 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

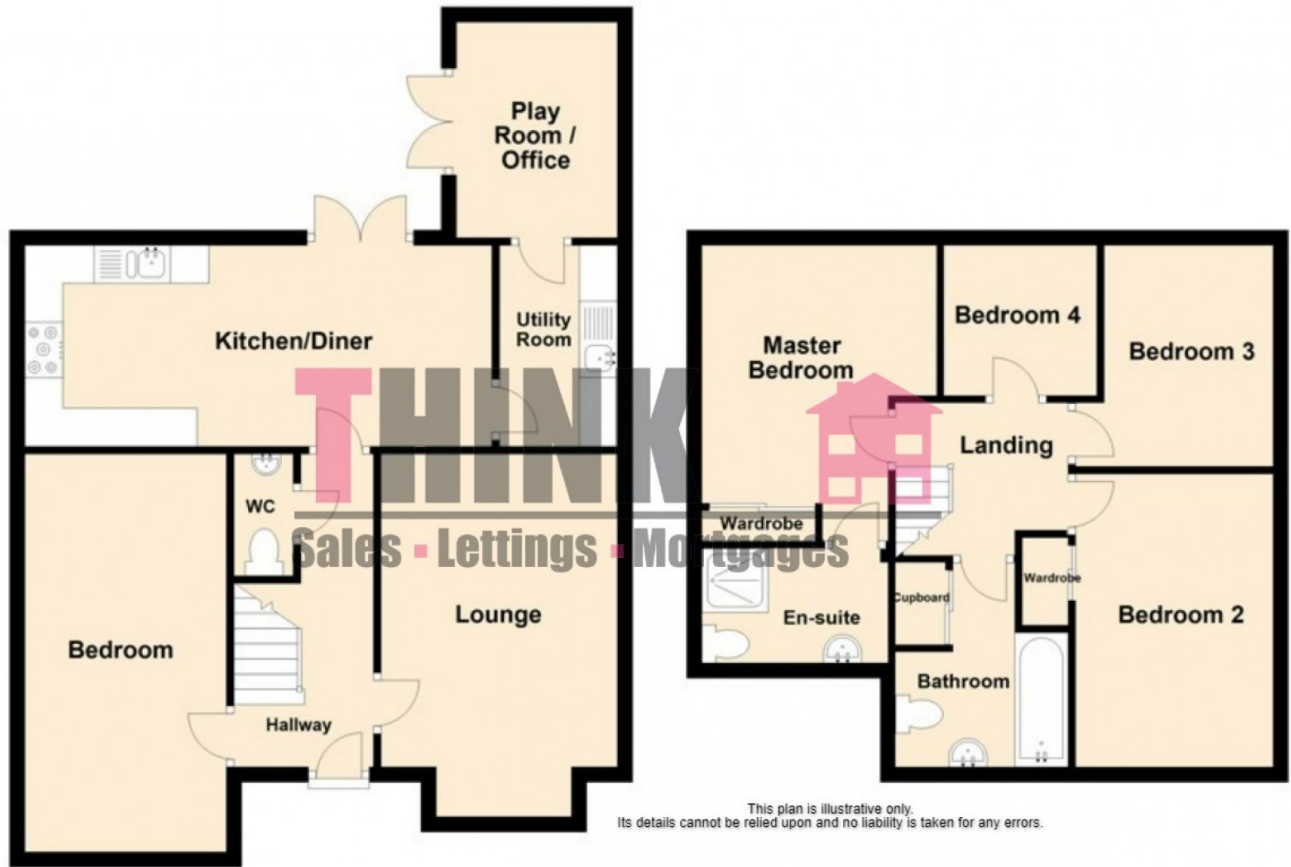








BEVERLEY WAY, NEWTON-LE-WILLOWS, WA12



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

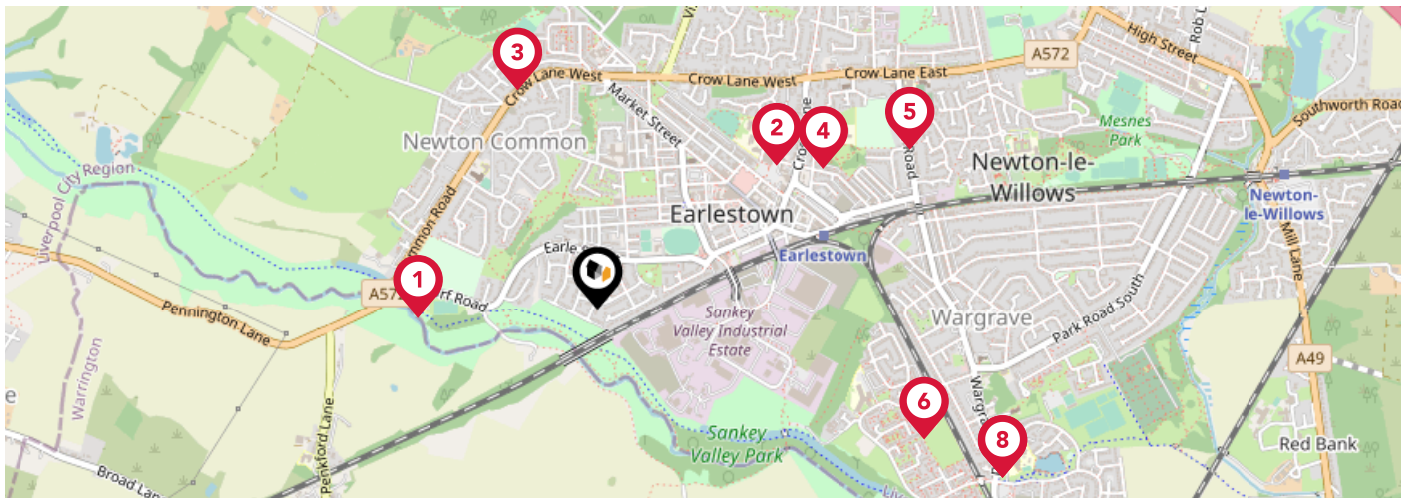
Beverley Way, WA12

Energy rating

B

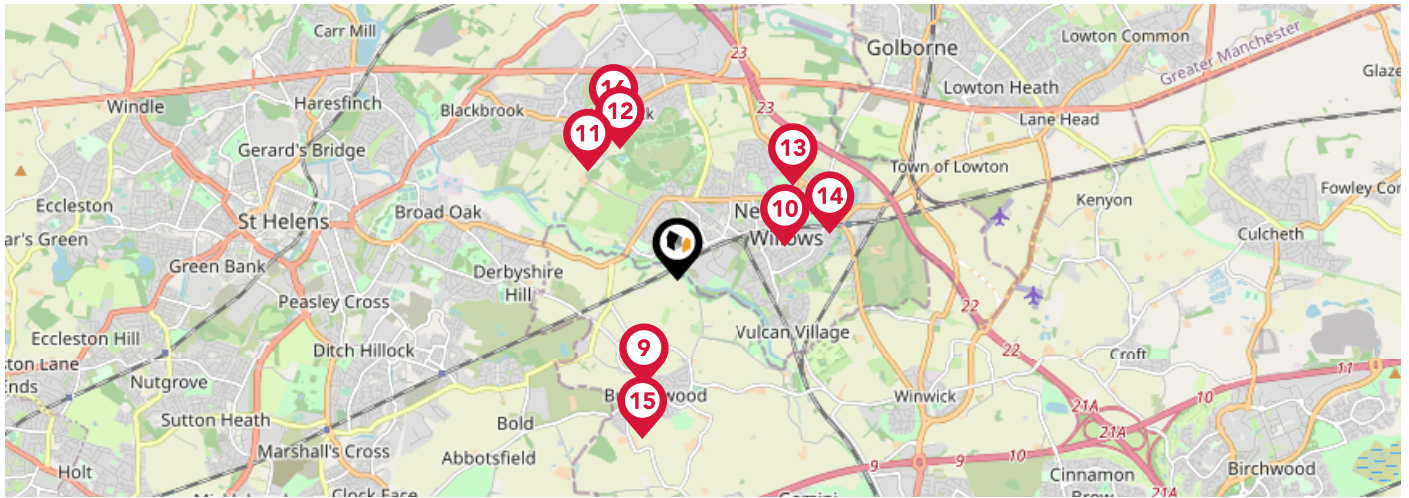
Valid until 06.02.2029









Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



		Nursery	Primary	Secondary	College	Private
1	Penkford School Ofsted Rating: Good Pupils: 54 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Junior School Ofsted Rating: Requires improvement Pupils: 235 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Catholic Infant School Ofsted Rating: Requires improvement Pupils: 218 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wargrave CofE Primary School 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"/>
7	Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd) Ofsted Rating: Good Pupils:0 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wargrave House School Ofsted Rating: Outstanding Pupils: 53 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

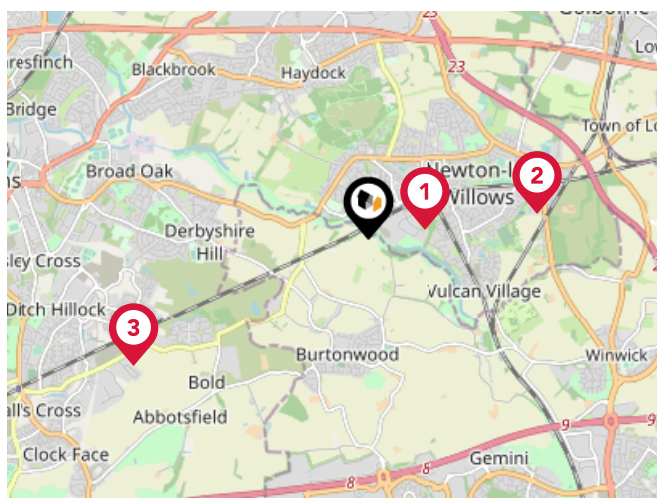
Area Schools



	Nursery	Primary	Secondary	College	Private
 Burtonwood Community Primary School Ofsted Rating: Not Rated Pupils: 204 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newton-le-Willows Primary School Ofsted Rating: Good Pupils: 600 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Grange Valley Primary School Ofsted Rating: Outstanding Pupils: 264 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St James' Church of England Primary School Ofsted Rating: Not Rated Pupils: 169 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hope Academy Ofsted Rating: Good Pupils: 1217 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter's CofE Primary School Ofsted Rating: Outstanding Pupils: 247 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Paul of the Cross Catholic Primary School Ofsted Rating: Good Pupils: 143 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Haydock English Martyrs' Primary School Ofsted Rating: Good Pupils: 330 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

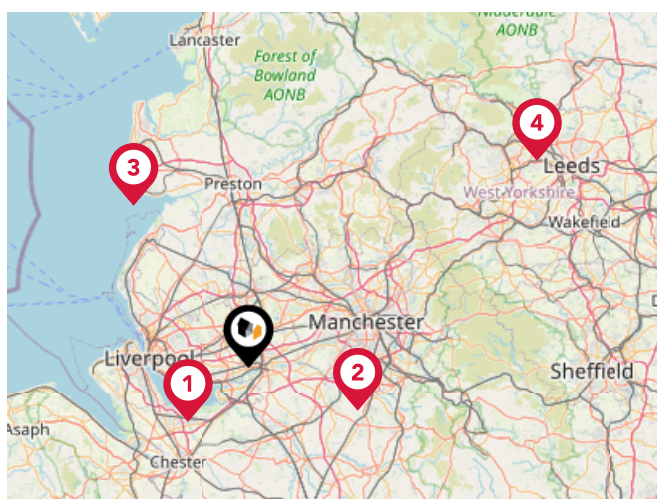
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.5 miles
2	Newton-le-Willows Rail Station	1.5 miles
3	St Helens Junction Rail Station	2.36 miles

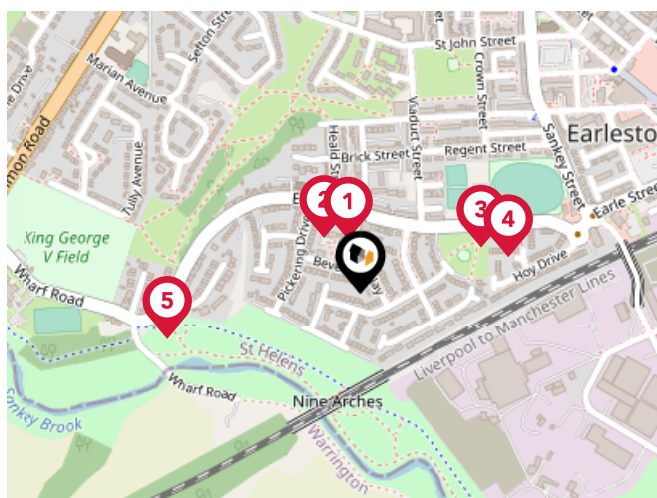


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.49 miles
2	Manchester Airport	16.71 miles
3	Blackpool International Airport	27.82 miles
4	Leeds Bradford International Airport	49.85 miles

Area

Transport (Local)



Bus Stops/Stations

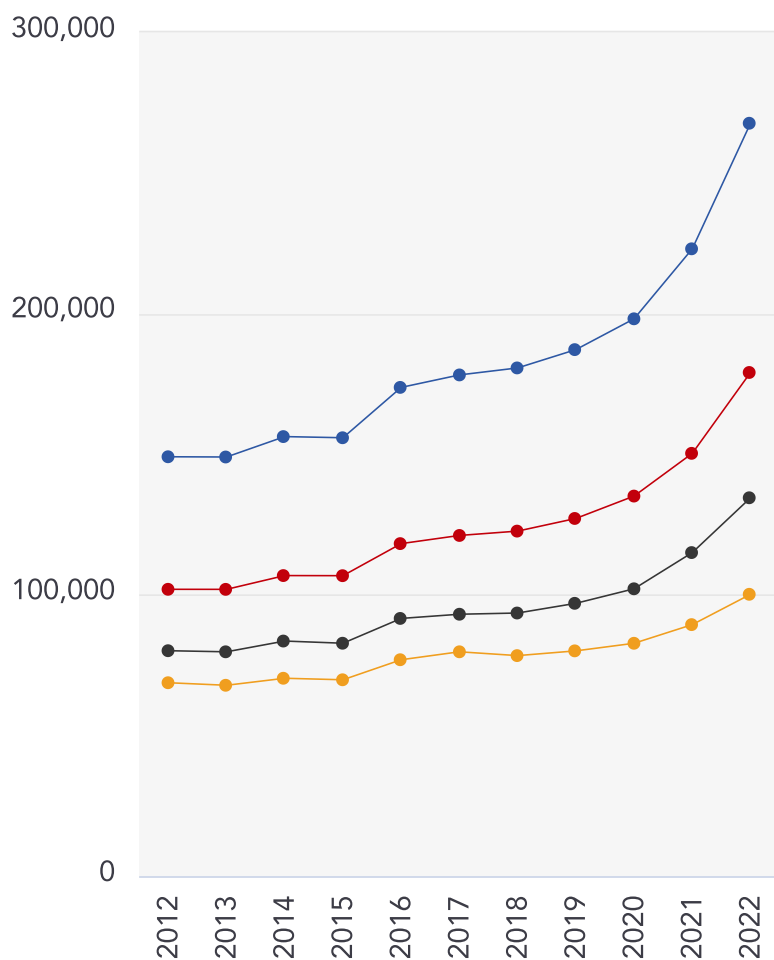
Pin	Name	Distance
1	Bank Street	0.06 miles
2	Heald Street	0.07 miles
3	Viaduct Street	0.14 miles
4	Viaduct Street	0.17 miles
5	Hillside Avenue	0.22 miles

Market

House Price Statistics



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



Detached

+79.51%

Semi-Detached

+75.58%

Terraced

+67.82%

Flat

+45.7%

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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