

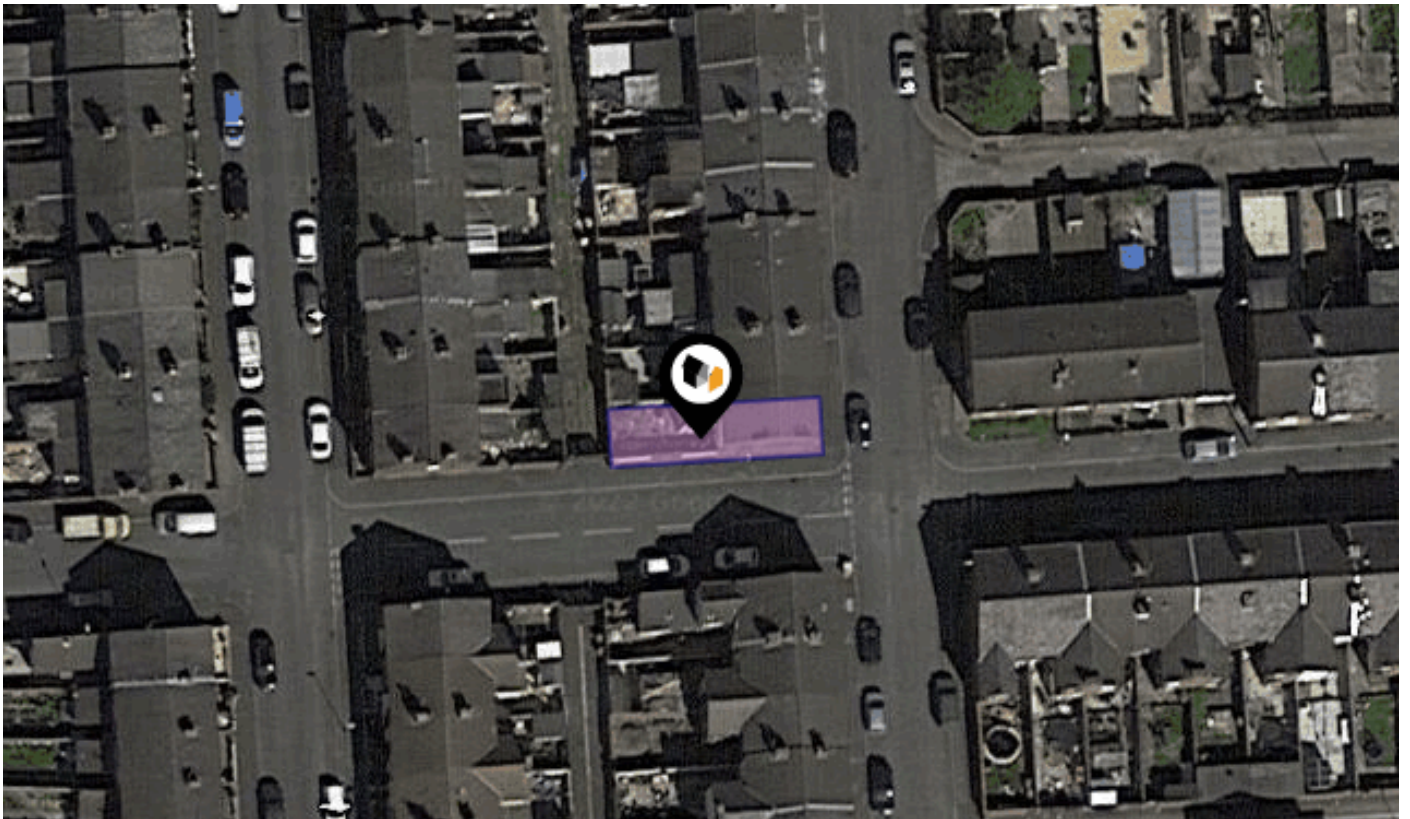


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# KFB: Key Facts For Buyers

An insight into your property and the local area

Monday 19<sup>th</sup> December 2022



**BANK STREET, NEWTON-LE-WILLOWS, WA12**

## Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

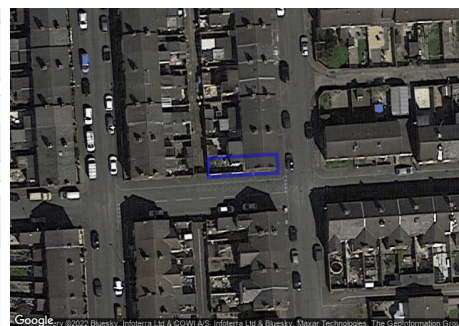
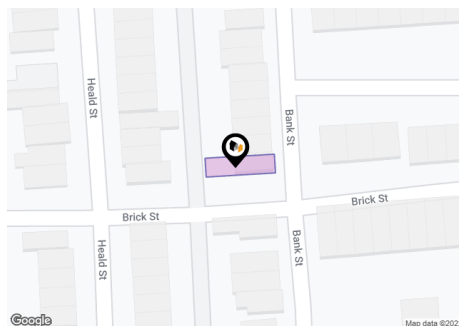
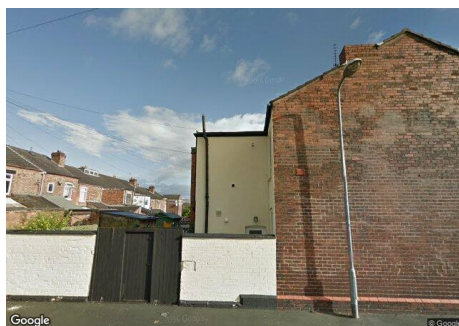
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## Property

Type:	Terraced
Bedrooms:	1
Floor Area:	871 ft <sup>2</sup> / 81 m <sup>2</sup>
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,315
Title Number:	MS489995
UPRN:	39003062

Last Sold £/ft <sup>2</sup> :	£91.85
Tenure:	Leasehold
Start Date:	12/03/1898
End Date:	12/03/2897
Lease Term:	999 years from 12 March 1898
Term Remaining:	874 years

## Local Area

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

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

9	49	-
mb/s	mb/s	mb/s

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



### Satellite/Fibre TV Availability:







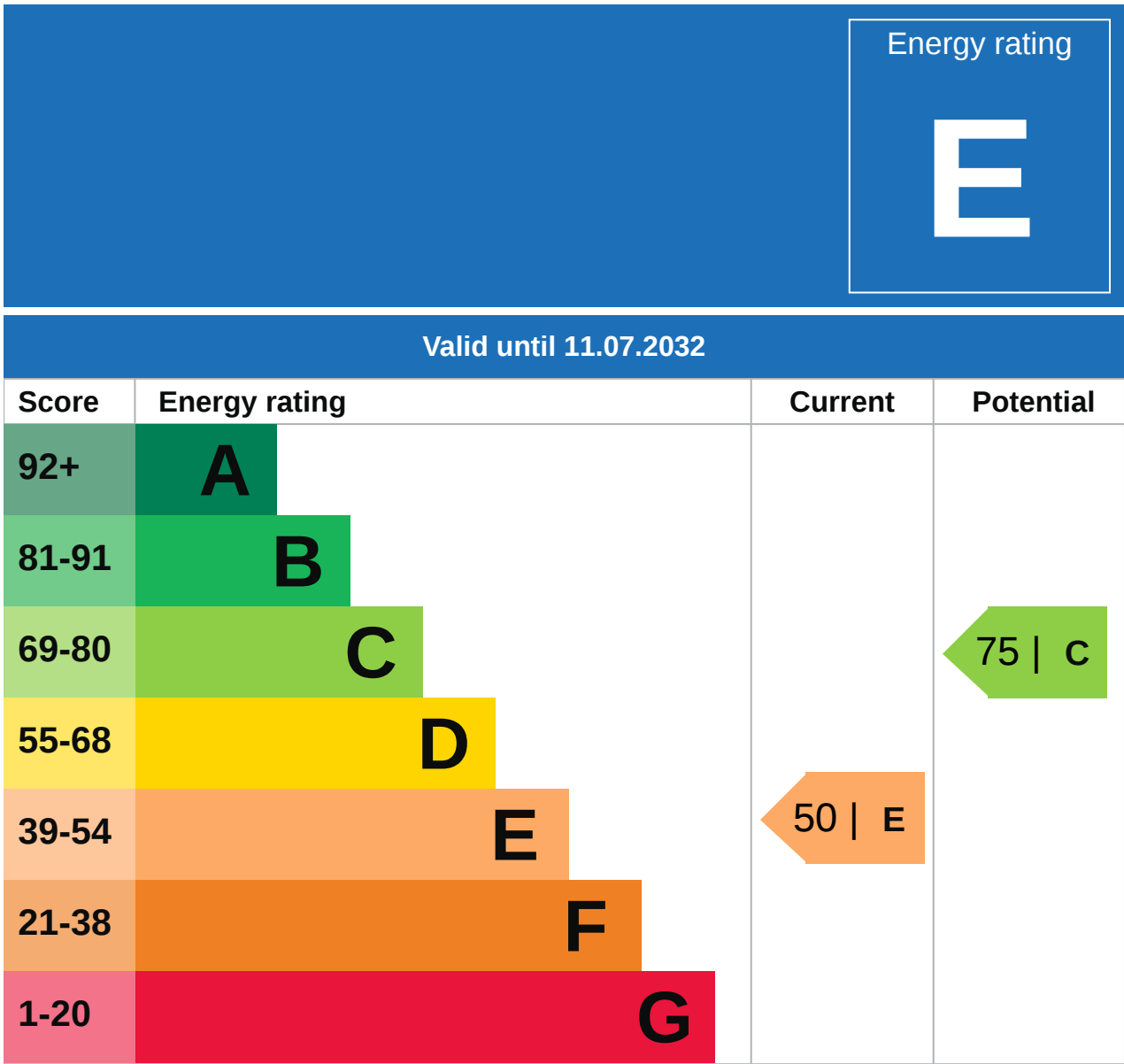


**BANK STREET, NEWTON-LE-WILLOWS, WA12**



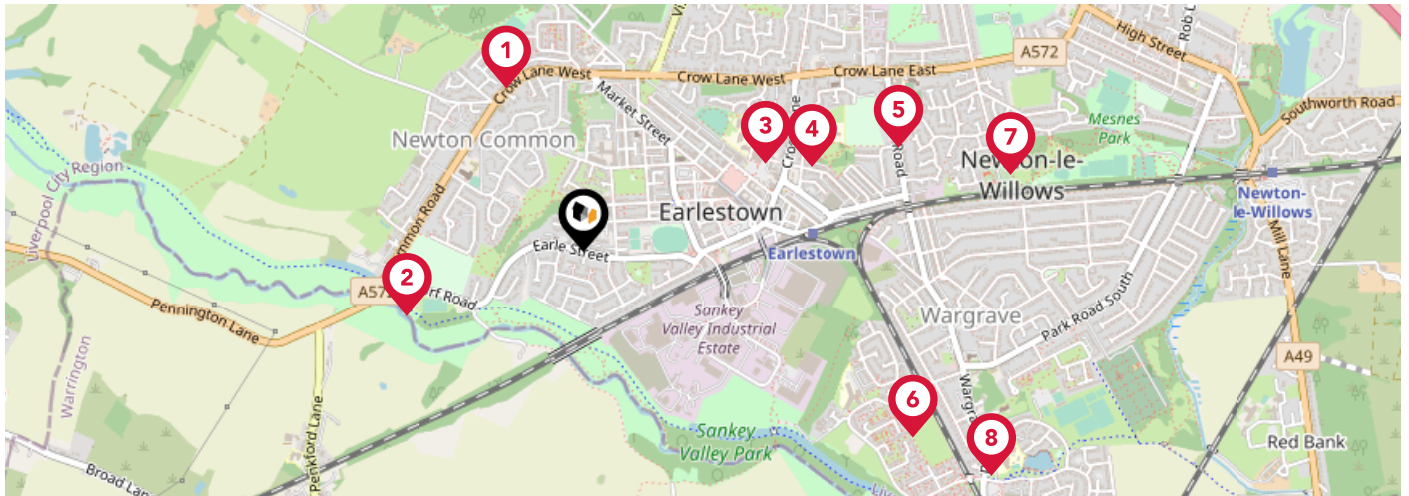
This plan is illustrative only.  
Its details cannot be relied upon and no liability is taken for any errors.





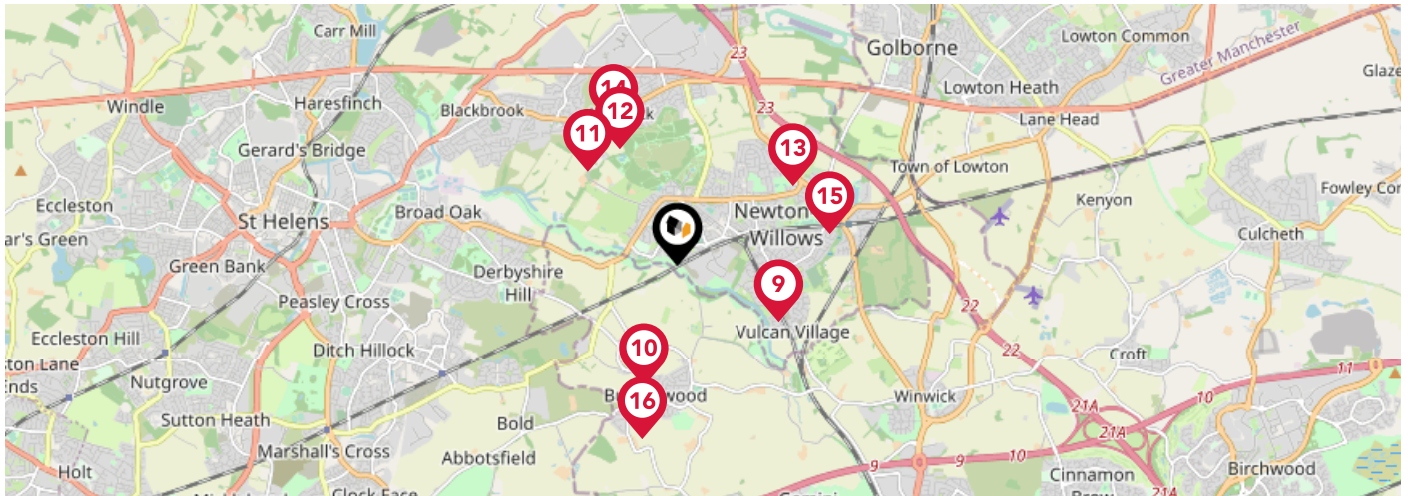
## Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lyme Community Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Penkford School</b> Ofsted Rating: Good   Pupils: 54   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The District CofE Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Catholic Junior School</b> Ofsted Rating: Requires improvement   Pupils: 235   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's Catholic Infant School</b> Ofsted Rating: Requires improvement   Pupils: 218   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wargrave CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 397   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Newton-le-Willows Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)</b> Ofsted Rating: Good   Pupils:0   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

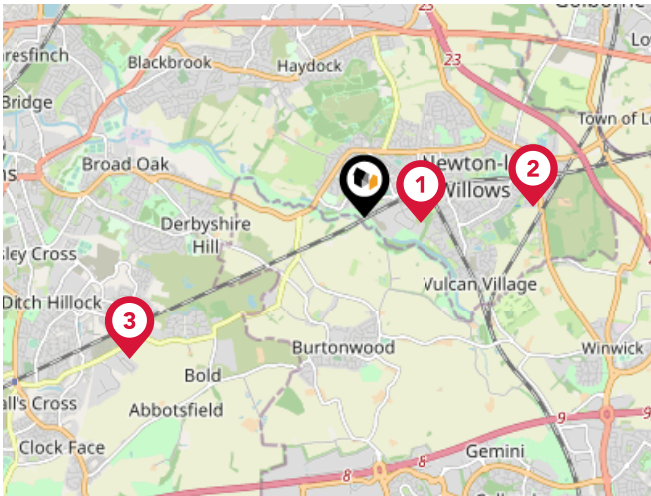




		Nursery	Primary	Secondary	College	Private
	<b>Wargrave House School</b> Ofsted Rating: Outstanding   Pupils: 53   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burtonwood Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 204   Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Valley Primary School</b> Ofsted Rating: Outstanding   Pupils: 264   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 169   Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hope Academy</b> Ofsted Rating: Good   Pupils: 1217   Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydock English Martyrs' Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 247   Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul of the Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

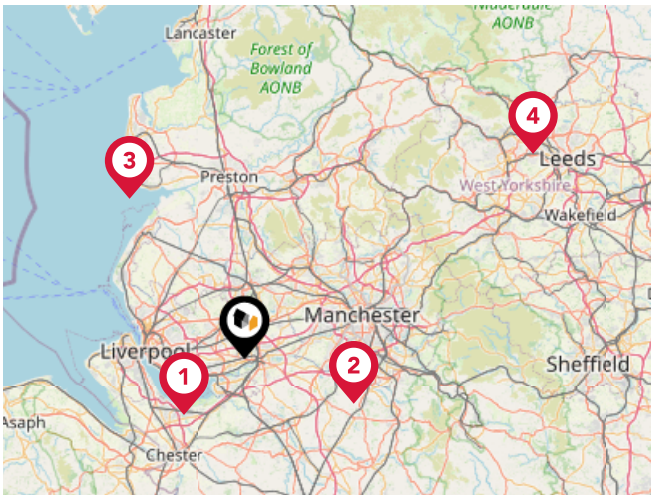
# Area

## 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	2.42 miles

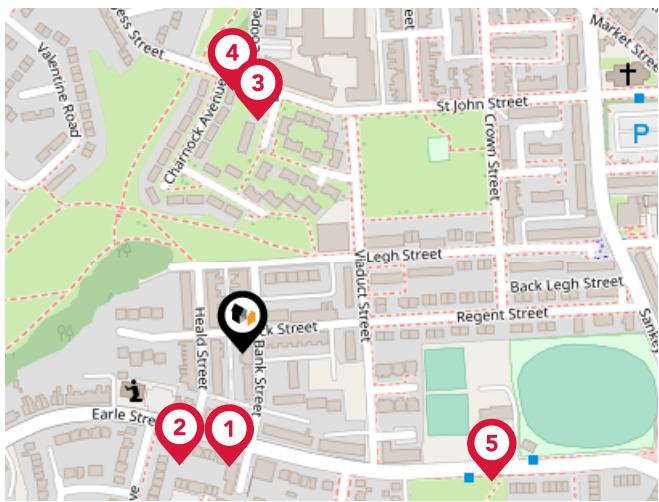


### Airports/Helipads






Pin	Name	Distance
1	Liverpool John Lennon Airport	11.57 miles
2	Manchester Airport	16.76 miles
3	Blackpool International Airport	27.72 miles
4	Leeds Bradford International Airport	49.78 miles

Area

# Transport (Local)



## Bus Stops/Stations

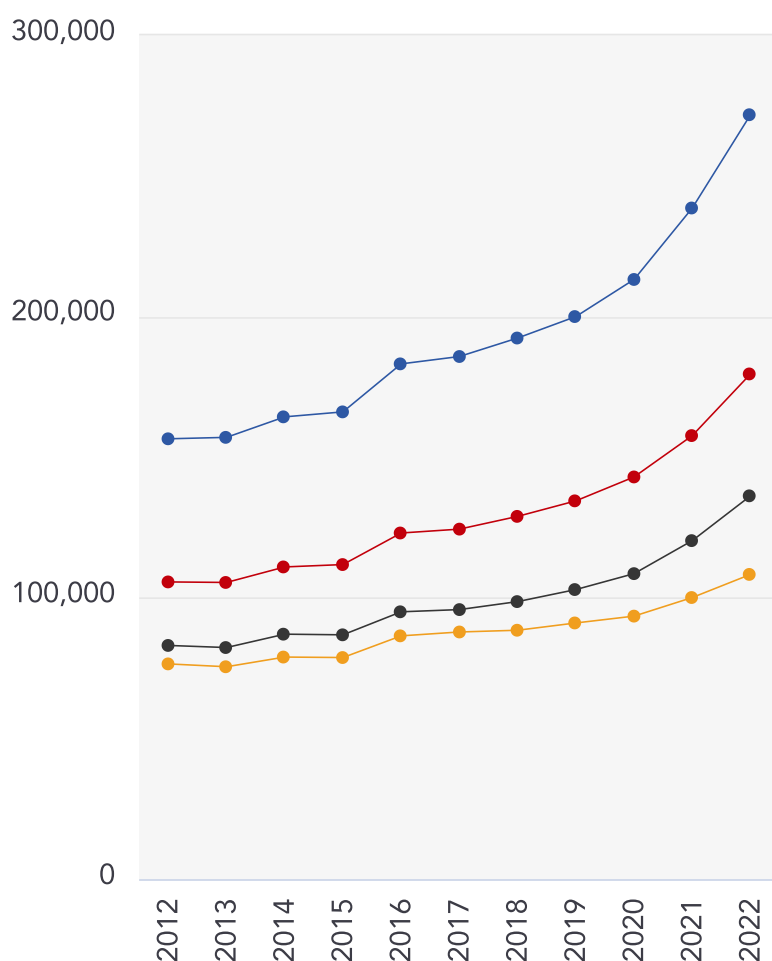
Pin	Name	Distance
	Bank Street	0.06 miles
	Heald Street	0.07 miles
	Meadow Close	0.13 miles
	Cooper Avenue	0.14 miles
	Viaduct Street	0.16 miles

# Market

## House Price Statistics



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



Detached

**+73.59%**

Semi-Detached

**+69.96%**

Terraced

**+63.99%**

Flat

**+41.56%**



## 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

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