

THINK

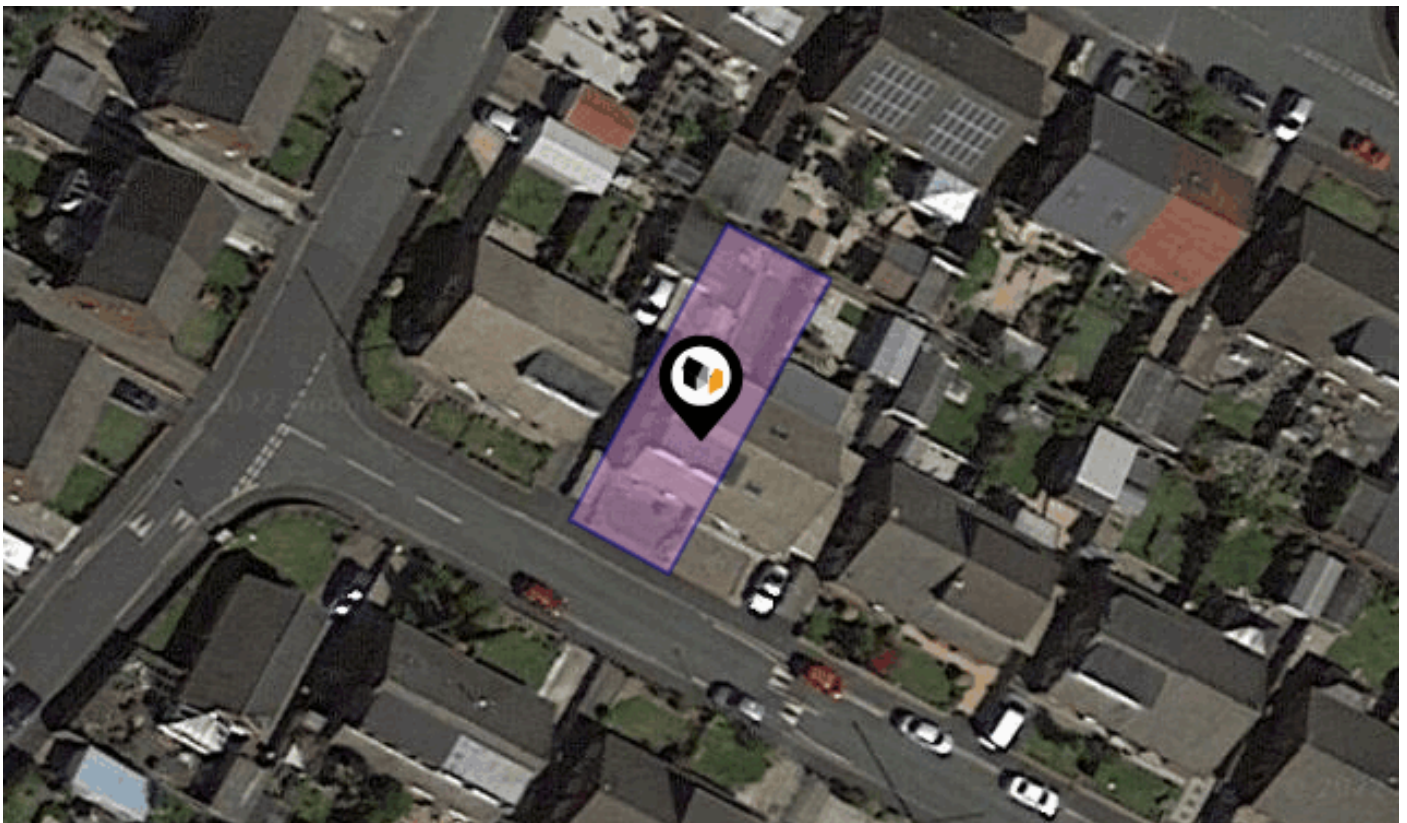


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KFB: Key Facts For Buyers

An insight into your property and the local area

Thursday 08th December 2022



NORMAN AVENUE, NEWTON-LE-WILLOWS, WA12

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

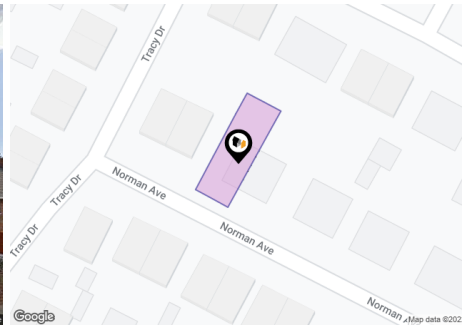
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www.think-property.com



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Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	28/04/1966
Floor Area:	1,044 ft ² / 97 m ²	End Date:	28/04/2965
Plot Area:	0.06 acres	Lease Term:	999 years from 28 April 1966
Council Tax :	Band C	Term Remaining:	943 years
Annual Estimate:	£1,753		
Title Number:	MS410942		
UPRN:	39041882		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

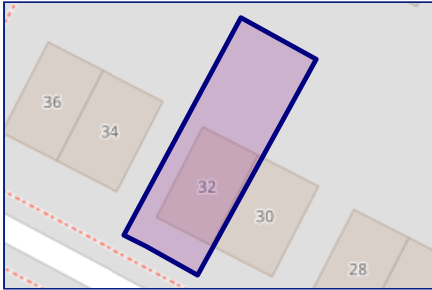
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

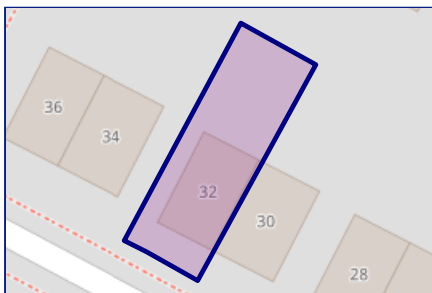


Freehold Title Plan



MS231460

Leasehold Title Plan



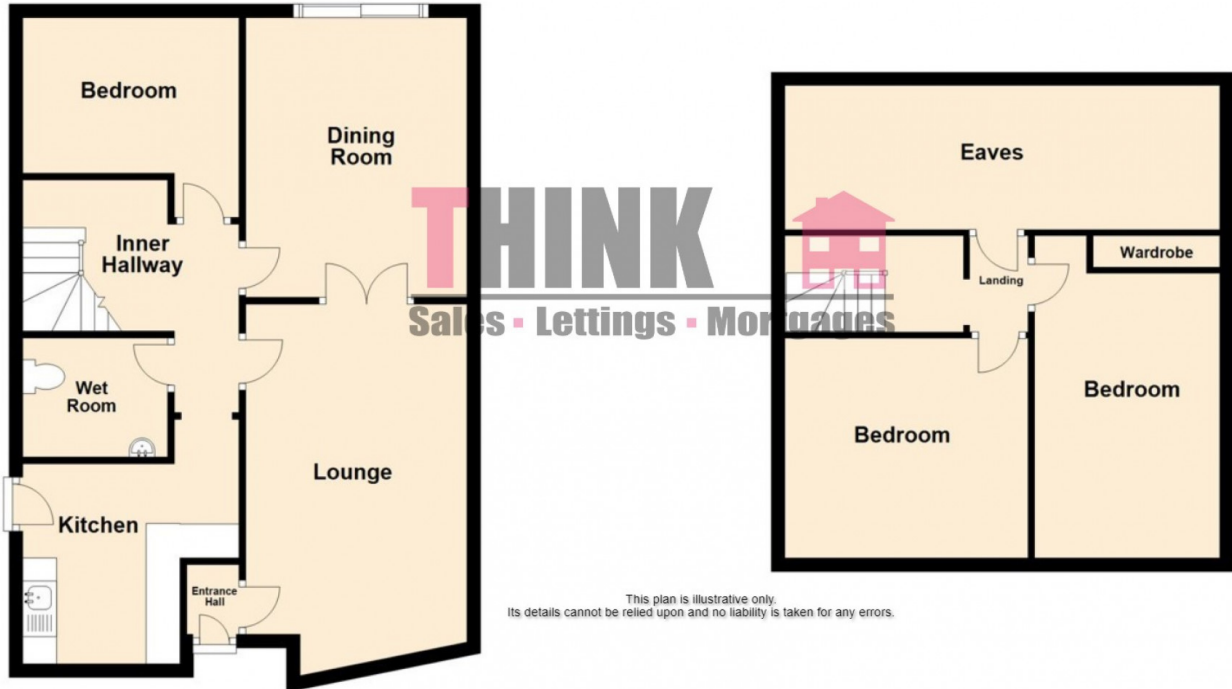
MS410942

Start Date: 28/04/1966
End Date: 28/04/2965
Lease Term: 999 years from 28 April 1966
Term Remaining: 943 years





NORMAN AVENUE, NEWTON-LE-WILLOWS, WA12



Norman Avenue, WA12

Energy rating

E

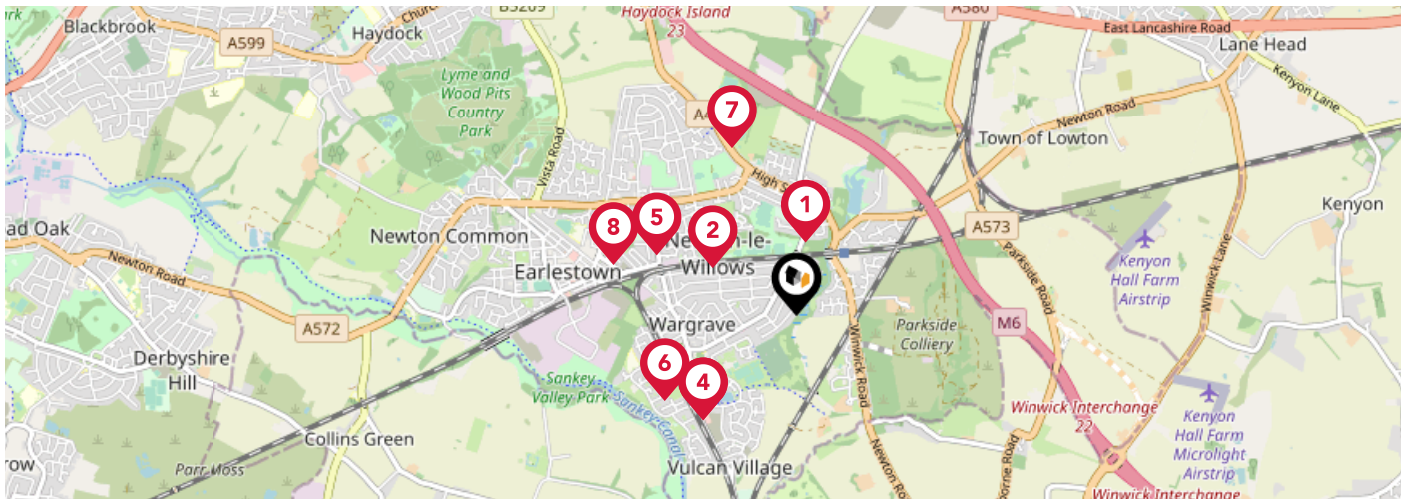
Valid until 30.06.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

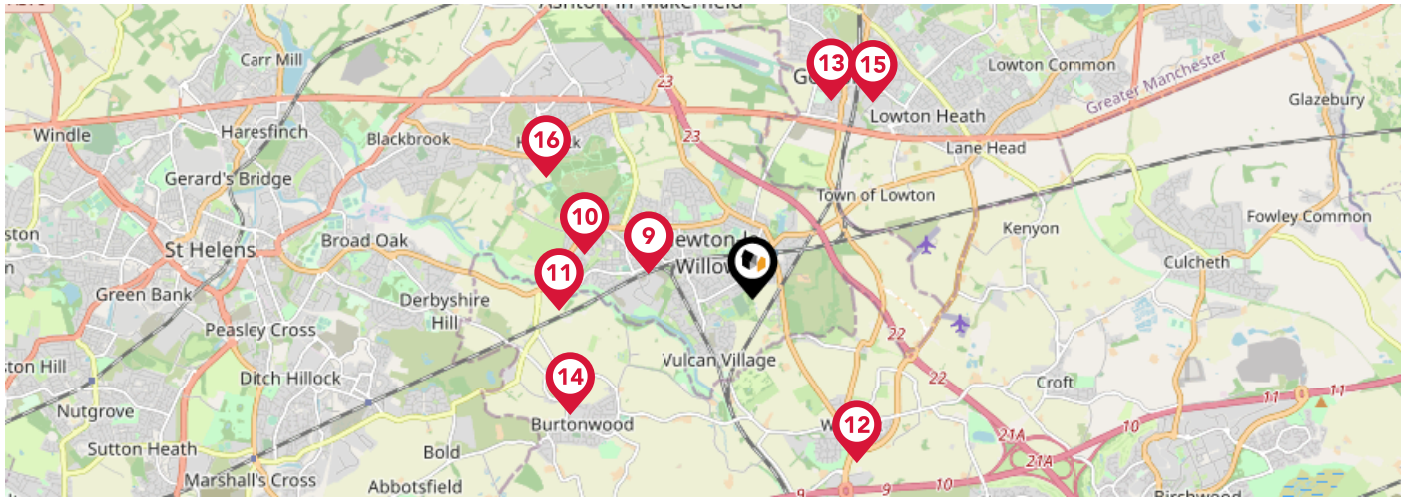
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m ²

Area Schools



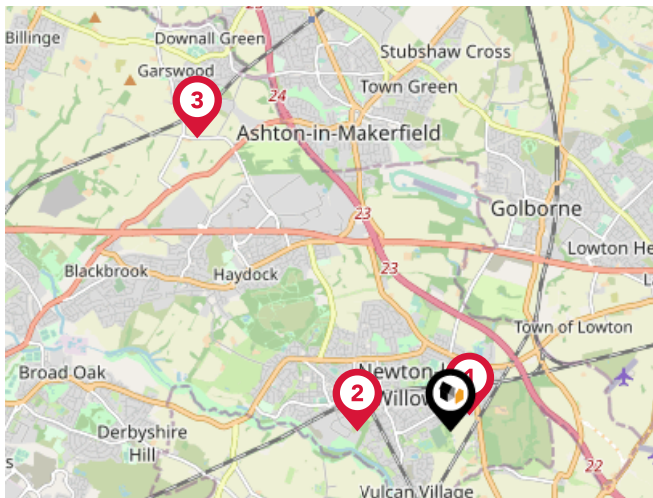
		Nursery	Primary	Secondary	College	Private
1	St Peter's CofE Primary School Ofsted Rating: Outstanding Pupils: 247 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Newton-le-Willows Primary School Ofsted Rating: Good Pupils: 600 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd) Ofsted Rating: Good Pupils:0 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wargrave House School Ofsted Rating: Outstanding Pupils: 53 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Catholic Infant School Ofsted Rating: Requires improvement Pupils: 218 Distance:0.67	<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:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hope Academy Ofsted Rating: Good Pupils: 1217 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Junior School Ofsted Rating: Requires improvement Pupils: 235 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penkford School Ofsted Rating: Good Pupils: 54 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winwick CofE Primary School Ofsted Rating: Good Pupils: 187 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Golborne Community Primary School Ofsted Rating: Not Rated Pupils: 314 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burtonwood Community Primary School Ofsted Rating: Not Rated Pupils: 204 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Catholic Primary School, Golborne, Wigan Ofsted Rating: Outstanding Pupils: 251 Distance:2.05	<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:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

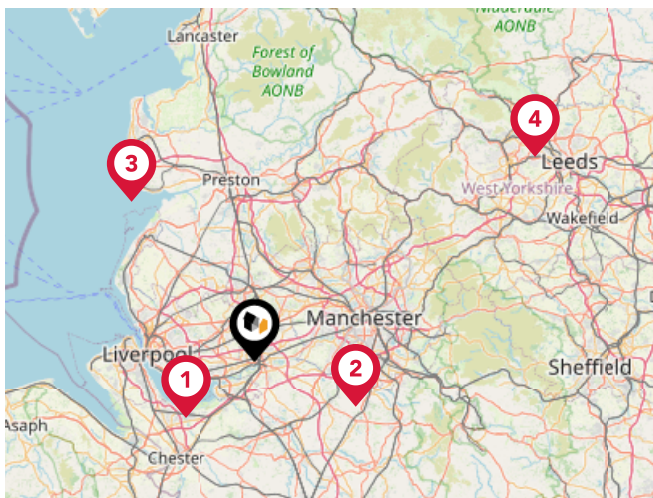
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Newton-le-Willows Rail Station	0.23 miles
2	Earlestown Rail Station	0.81 miles
3	Garswood Rail Station	3.42 miles

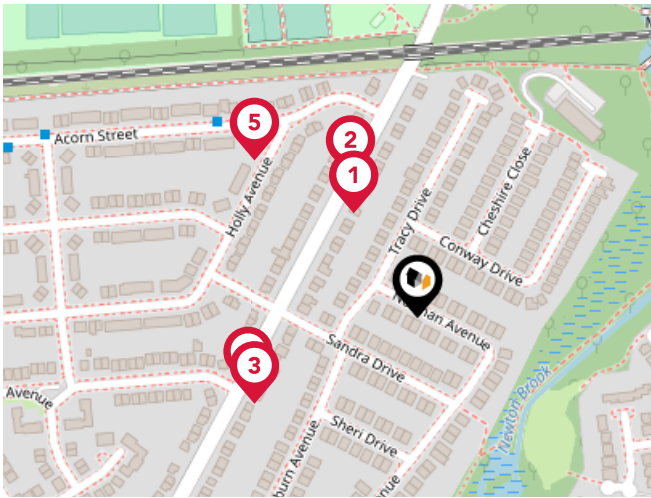


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	12.54 miles
2	Manchester Airport	15.54 miles
3	Blackpool International Airport	28.53 miles
4	Leeds Bradford International Airport	48.75 miles

Area

Transport (Local)



Bus Stops/Stations

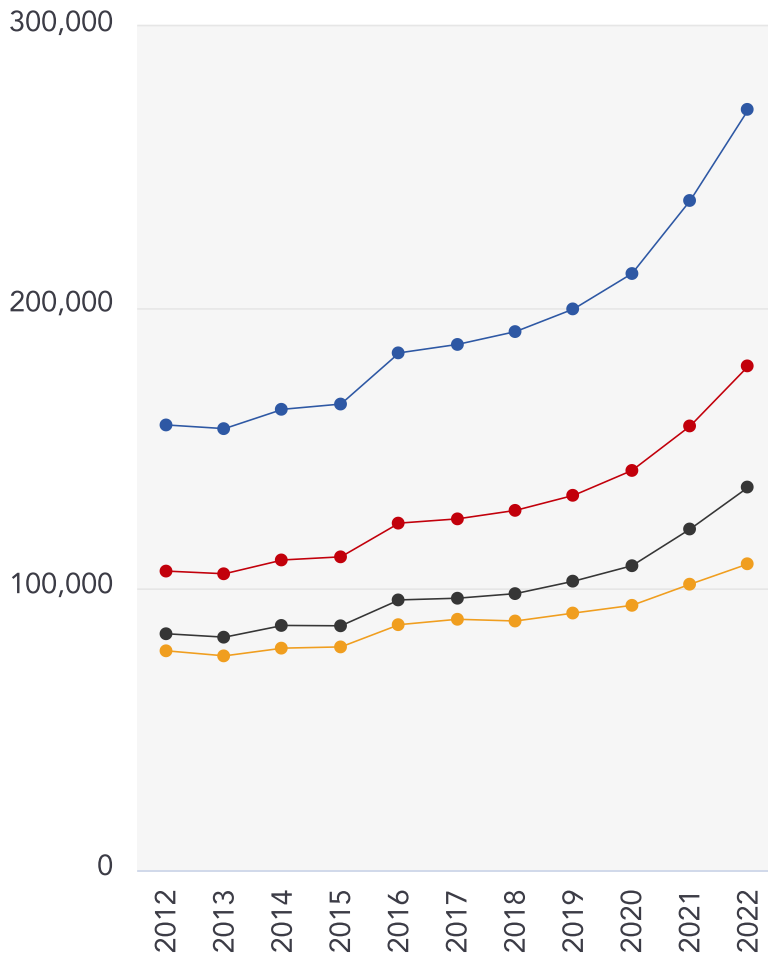
Pin	Name	Distance
1	Acorn Street	0.07 miles
2	Acorn Street	0.09 miles
3	Laurel Avenue	0.1 miles
4	Laurel Avenue	0.1 miles
5	Holly Avenue	0.12 miles

Market

House Price Statistics



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



Detached

+70.88%

Semi-Detached

+68.6%

Terraced

+62.05%

Flat

+39.67%

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



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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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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