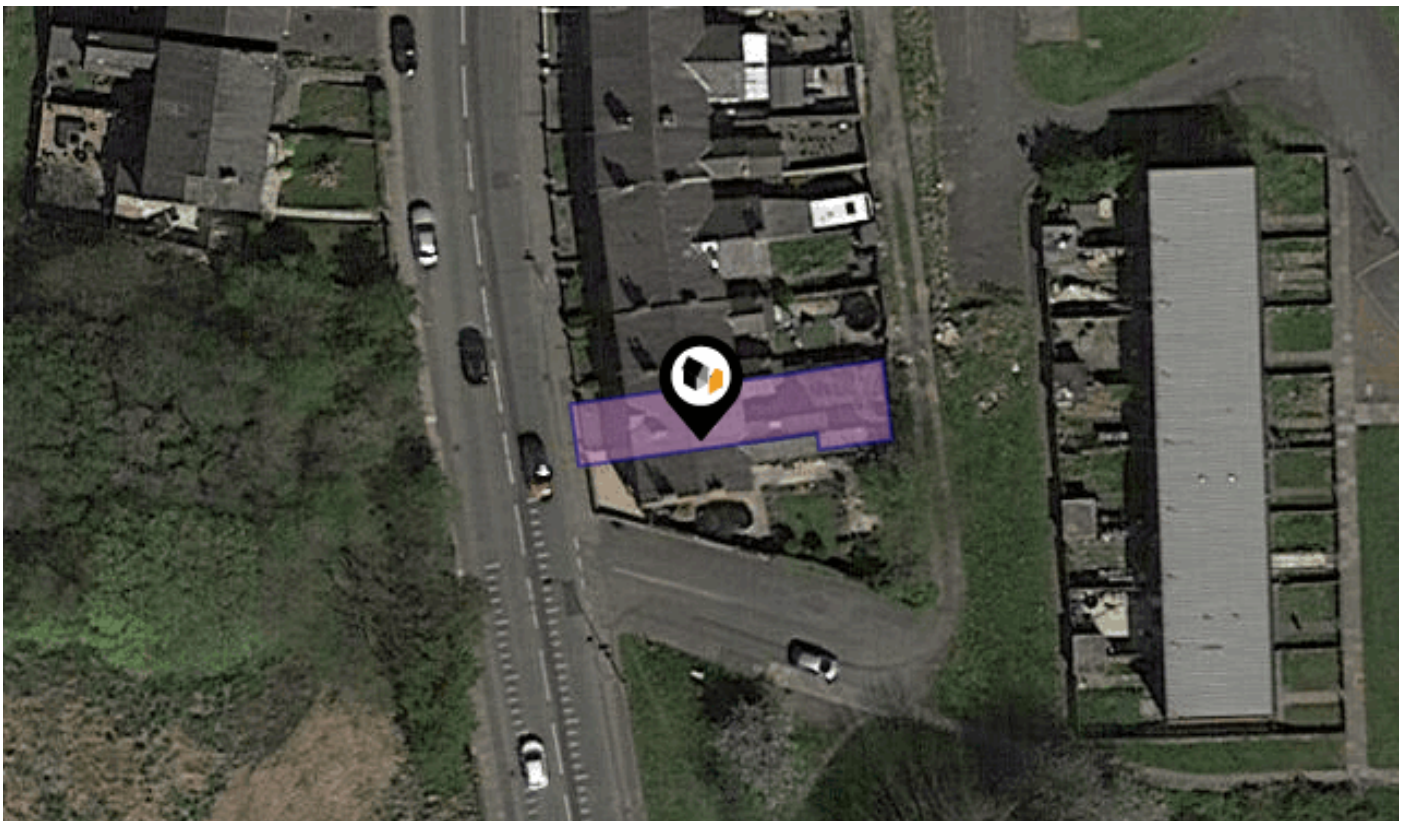




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd January 2023



WARRINGTON ROAD, WIGAN, WN3

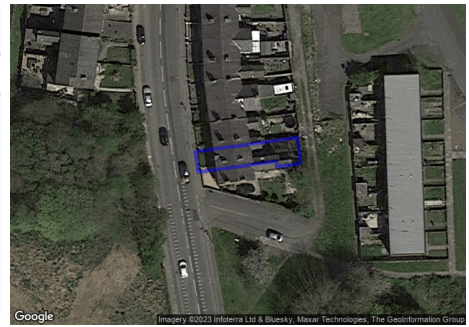
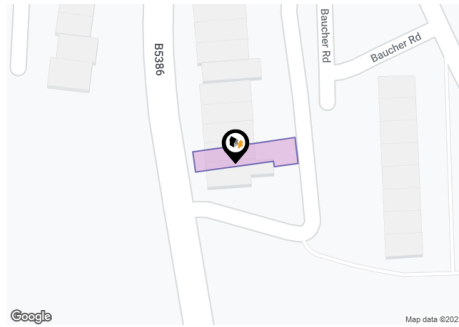
Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,108 ft ² / 103 m ²
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,161
Title Number:	MAN209727
UPRN:	100011820412

Last Sold £/ft ² :	£76.71
Tenure:	Leasehold
Start Date:	12/11/1899
End Date:	12/11/2898
Lease Term:	999 years from 12 November 1899
Term Remaining:	876 years

Local Area

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

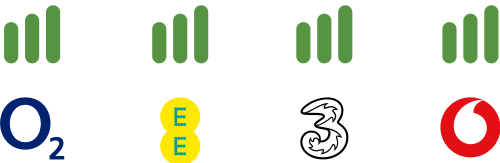
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9	271	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



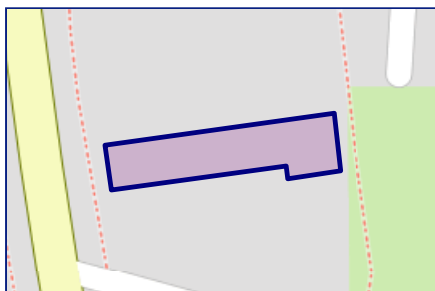
Planning History This Address



Planning records for: *318, Warrington Road, Wigan, WN3 6PF*

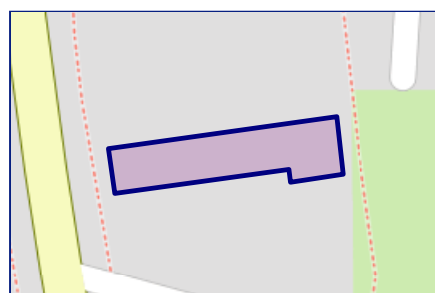
Reference - A/22/93904/HH	
Decision:	Decided
Date:	09th August 2022
Description:	To extend dwellinghouse, bedroom conversion into two bedrooms together with associated external alterations including an additional window.

Freehold Title Plan



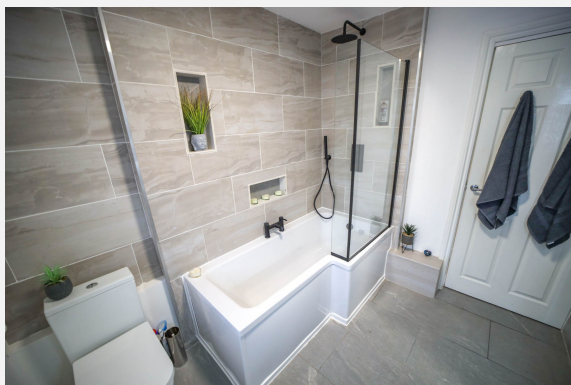
GM375125

Leasehold Title Plan



MAN209727

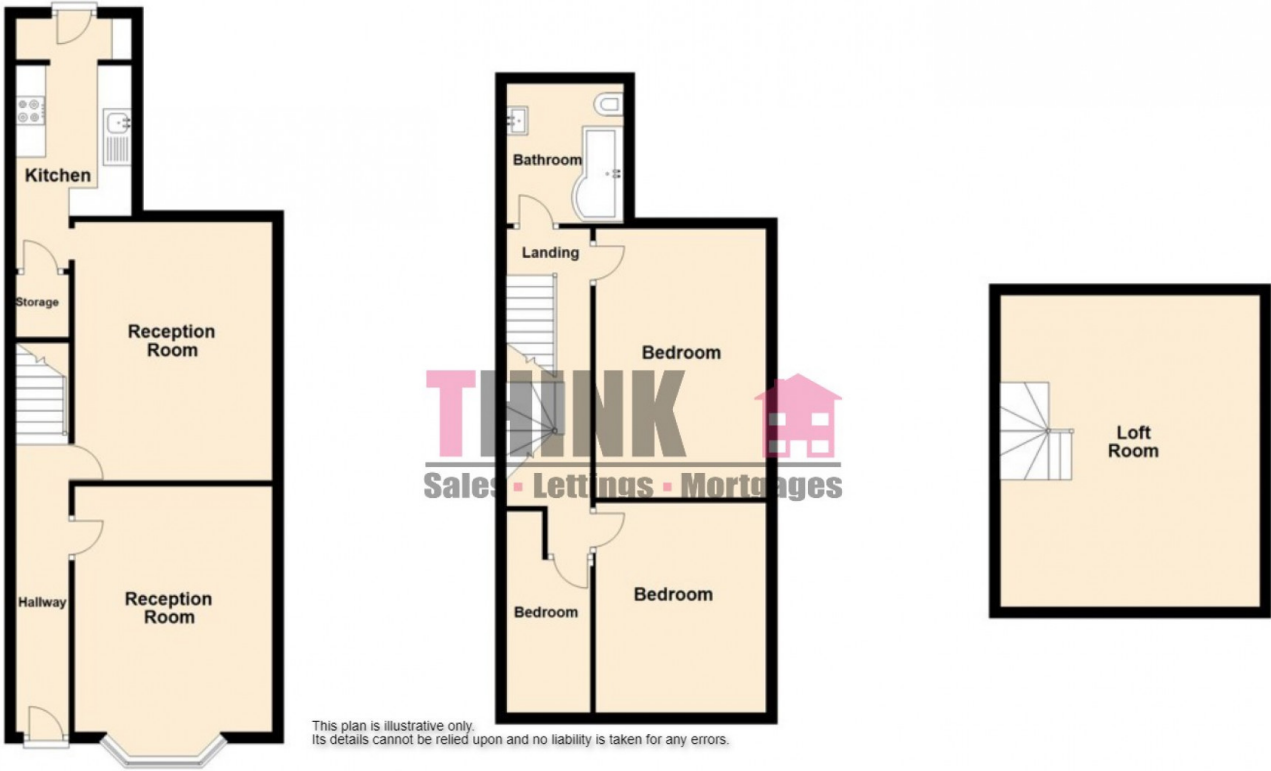
Start Date:	12/11/1899
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Lease Term:	999 years from 12 November 1899
Term Remaining:	876 years

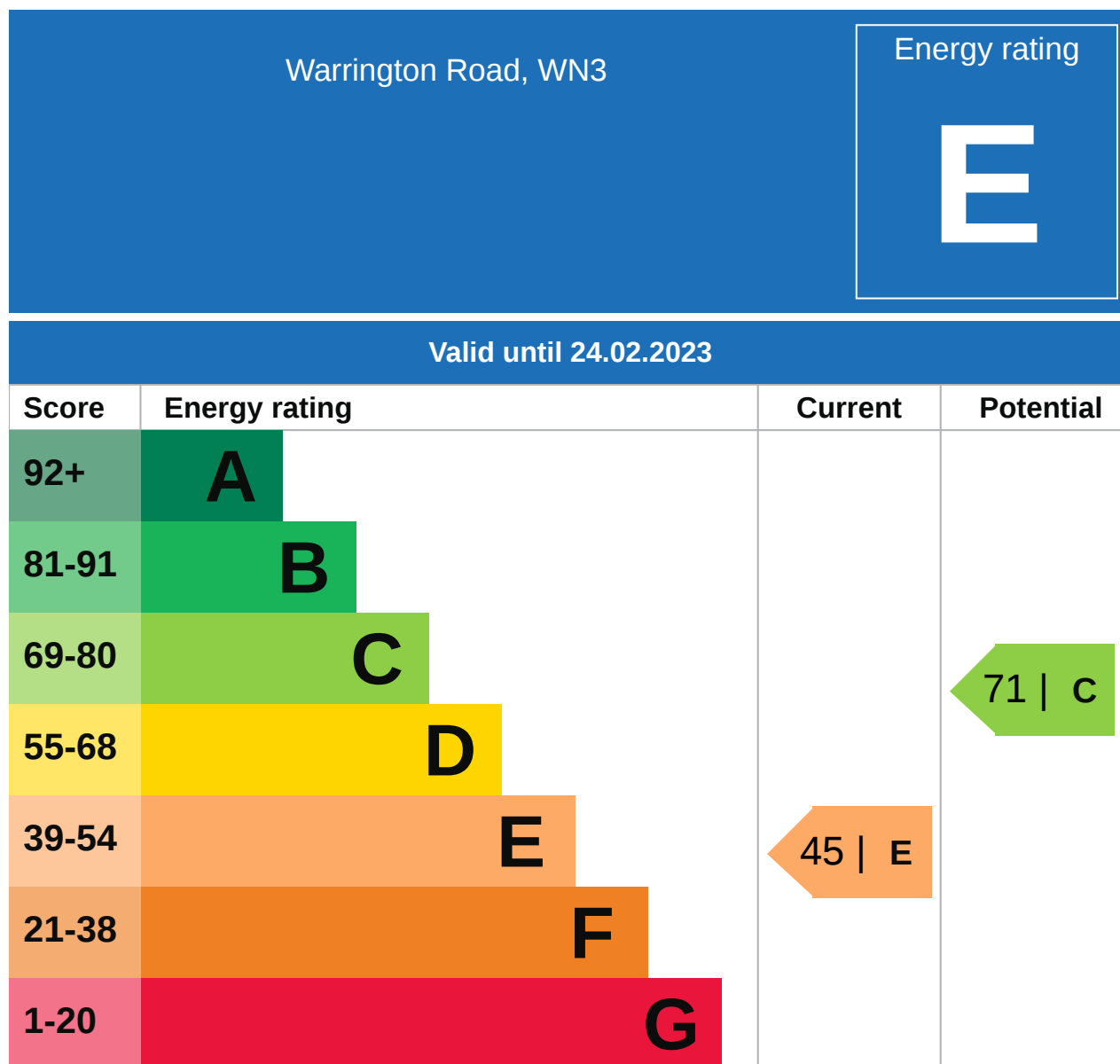






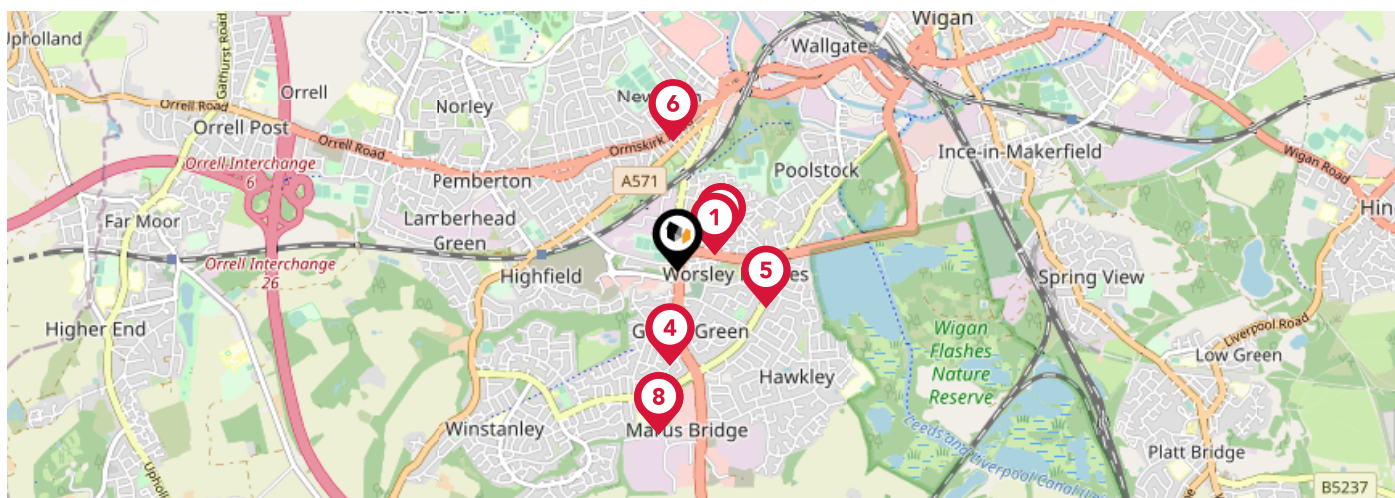
WARRINGTON ROAD, WIGAN, WN3



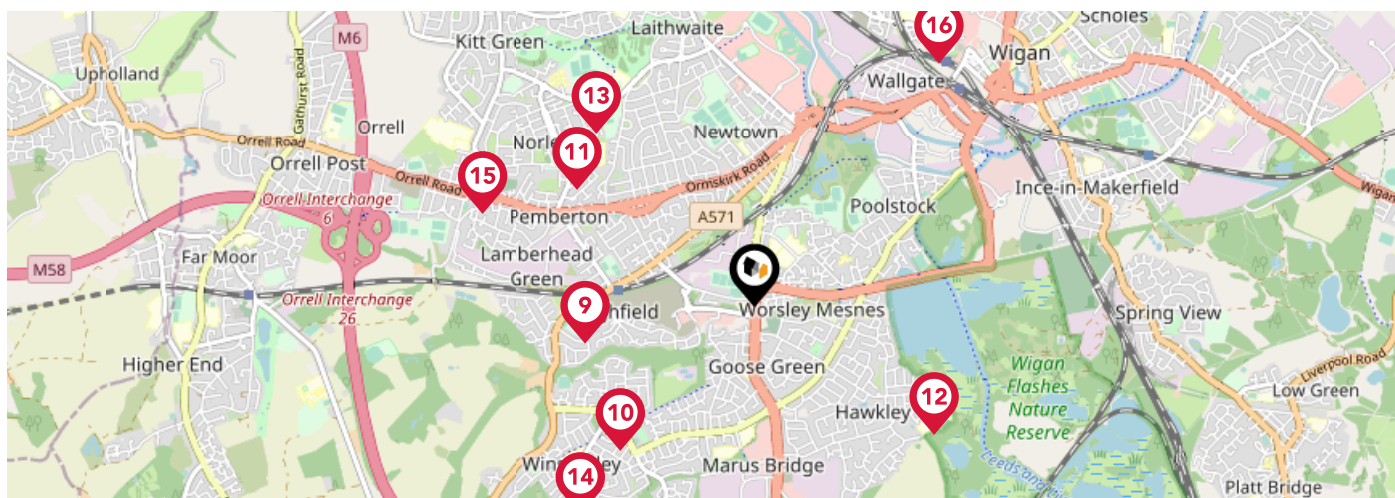


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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:	1
Open Fireplace:	2
Ventilation:	Natural
Lightning:	Low energy lighting in 50% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Floors:	Suspended, no insulation (assumed)
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Total Floor Area:	103 m ²



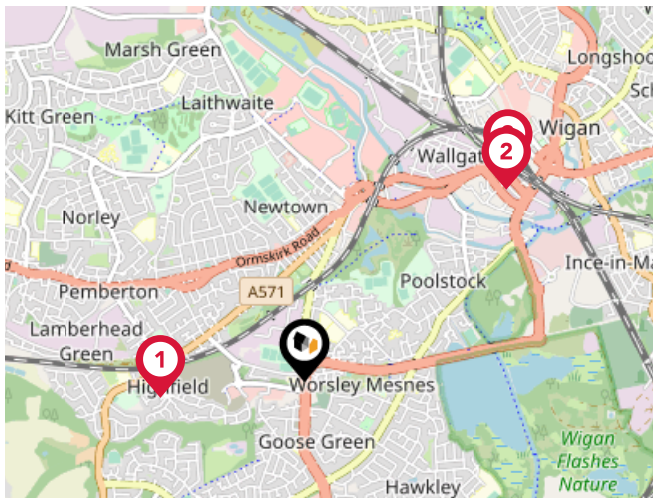
		Nursery	Primary	Secondary	College	Private
1	St Jude's Catholic Primary School Wigan Ofsted Rating: Requires improvement Pupils: 199 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Expanse Learning Wigan School Ofsted Rating: Requires improvement Pupils: 30 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St James' Church of England Primary School Ofsted Rating: Not Rated Pupils: 251 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Paul's Church of England Primary School Ofsted Rating: Not Rated Pupils: 209 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wigan Worsley Mesnes Community Primary School Ofsted Rating: Good Pupils: 228 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mark's CofE Primary School Ofsted Rating: Not Rated Pupils: 245 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hope School Ofsted Rating: Outstanding Pupils: 203 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Marus Bridge Primary School Ofsted Rating: Good Pupils: 404 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Highfield St Matthew's Church of England Primary School Ofsted Rating: Not Rated Pupils: 506 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Aidan's Catholic Primary School, Wigan Ofsted Rating: Outstanding Pupils: 353 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Cuthbert's Catholic Primary School Wigan Ofsted Rating: Good Pupils: 407 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hawkey Hall High School Ofsted Rating: Good Pupils: 1079 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Westfield Community School Ofsted Rating: Outstanding Pupils: 488 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Winstanley Community Primary School Ofsted Rating: Outstanding Pupils: 452 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St John's CofE Primary School Ofsted Rating: Good Pupils: 203 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Wigan and Leigh College Ofsted Rating: Good Pupils:0 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

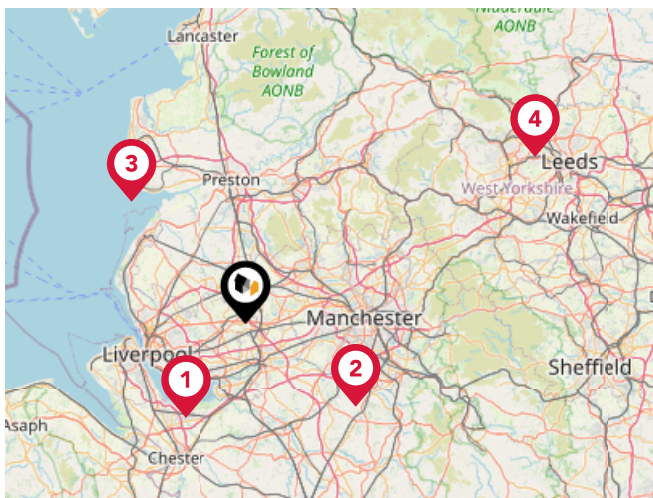
Area

Transport (National)



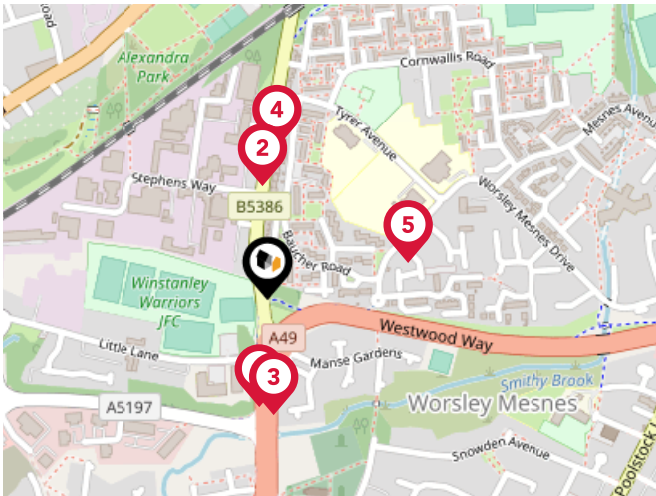
National Rail Stations

Pin	Name	Distance
1	Pemberton Rail Station	0.64 miles
2	Wigan North Western Rail Station	1.23 miles
3	Wigan Wallgate Rail Station	1.28 miles



Airports/Helipads

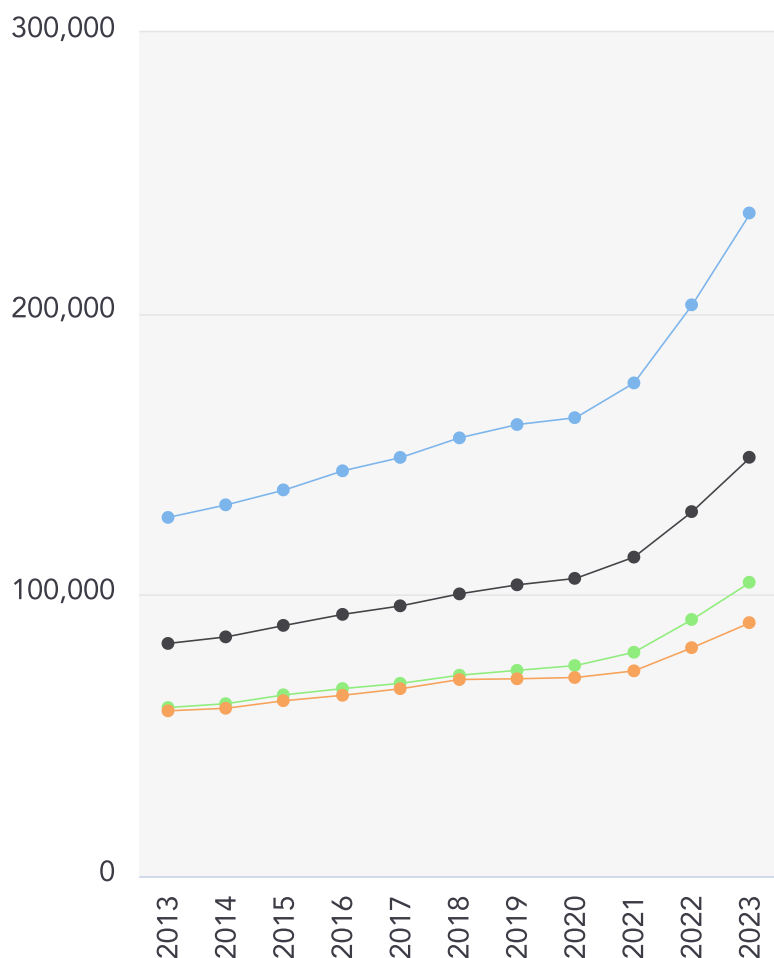
Pin	Name	Distance
1	Liverpool John Lennon Airport	15.73 miles
2	Manchester Airport	19.66 miles
3	Blackpool International Airport	23.29 miles
4	Leeds Bradford International Airport	46.94 miles



Bus Stops/Stations

Pin	Name	Distance
1	Little Lane	0.12 miles
2	Tyrer Avenue	0.13 miles
3	Little Lane	0.13 miles
4	Tyrer Avenue	0.17 miles
5	St Jude's Junior School	0.16 miles

10 Year History of Average House Prices by Property Type in WN3



Detached

+84.85%

Semi-Detached

+79.97%

Terraced

+74.28%

Flat

+53.34%

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.



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