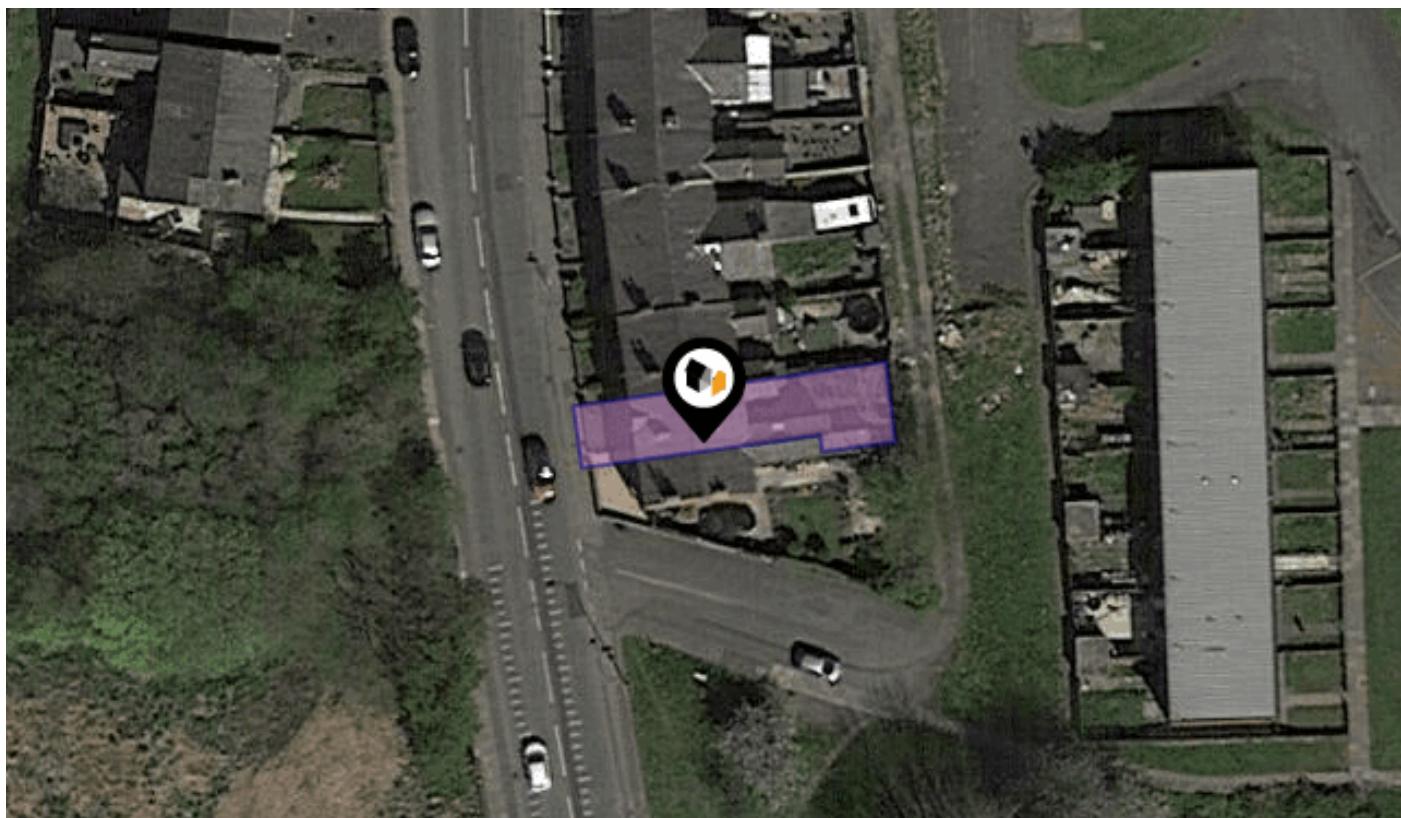


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 03<sup>rd</sup> January 2023**



## WARRINGTON ROAD, WIGAN, WN3

### Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

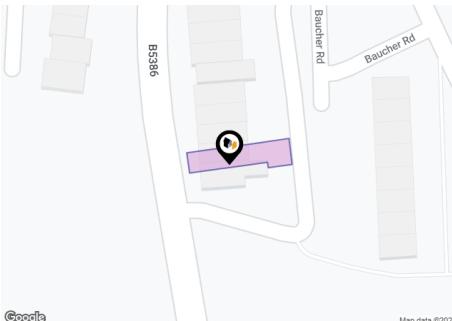
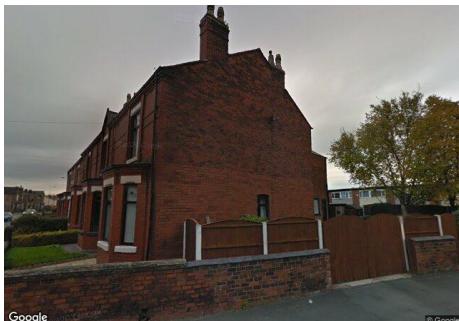
[aidan@think-property.com](mailto:aidan@think-property.com)

[www.think-property.com](http://www.think-property.com)



# Property Overview

THINK



## Property

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

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

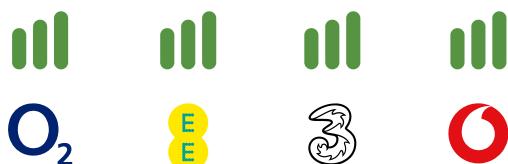
## Local Area

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

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



**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

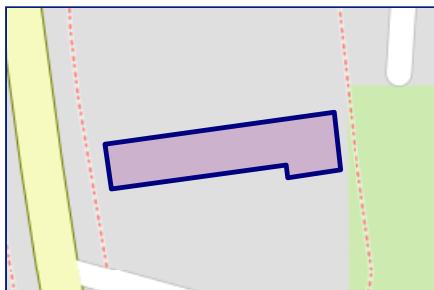
**Description:**

To extend dwellinghouse, bedroom conversion into two bedrooms together with associated external alterations including an additional window.

# Property Multiple Title Plans

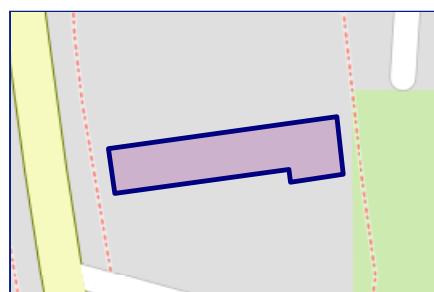
THINK

## Freehold Title Plan



GM375125

## Leasehold Title Plan

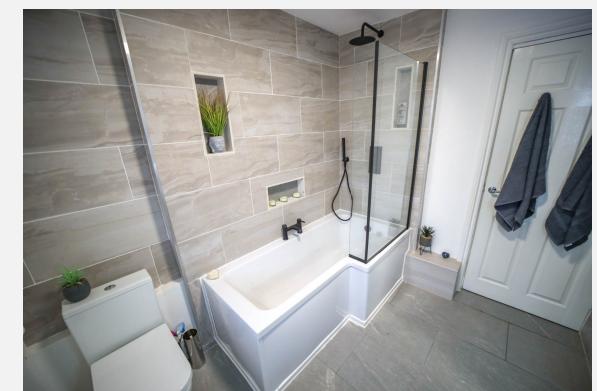
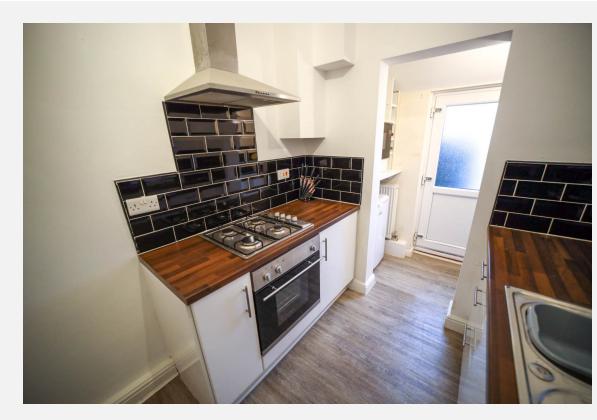


MAN209727

Start Date: 12/11/1899  
End Date: 12/11/2898  
Lease Term: 999 years from 12 November 1899  
Term Remaining: 876 years

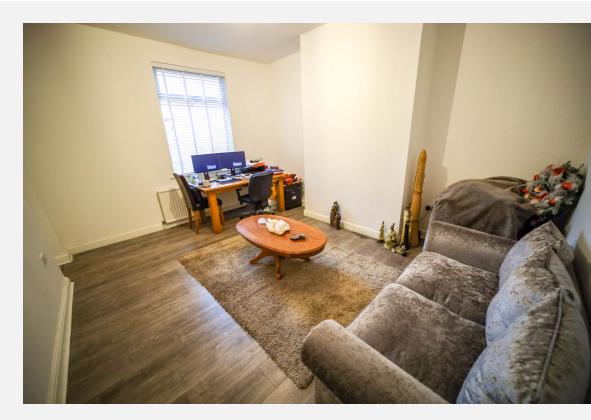
# Gallery Photos

THINK



# Gallery Photos

THINK

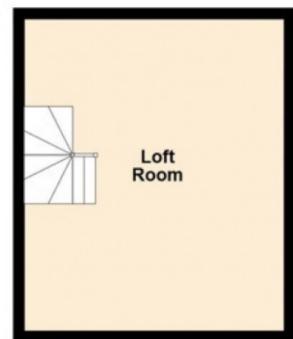
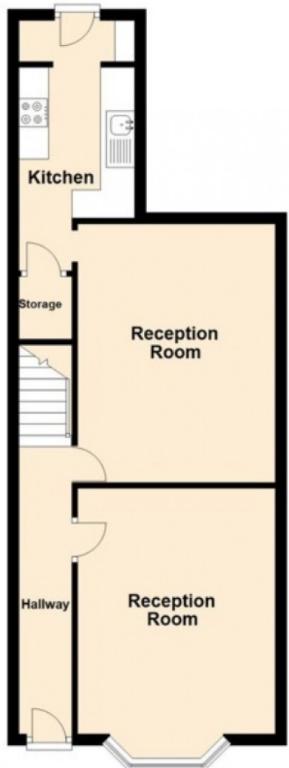


# Gallery Photos

THINK



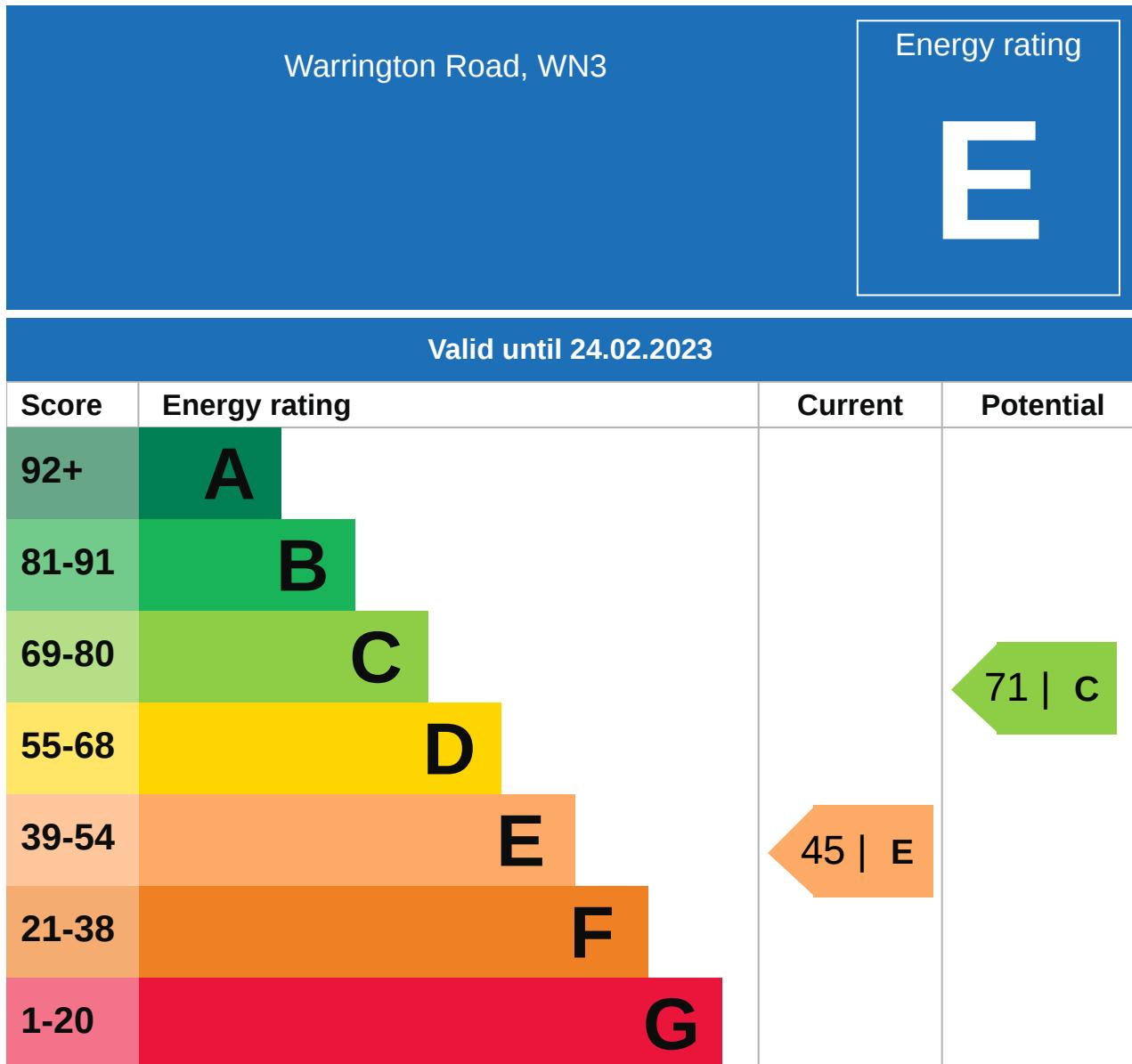
## WARRINGTON ROAD, WIGAN, WN3



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

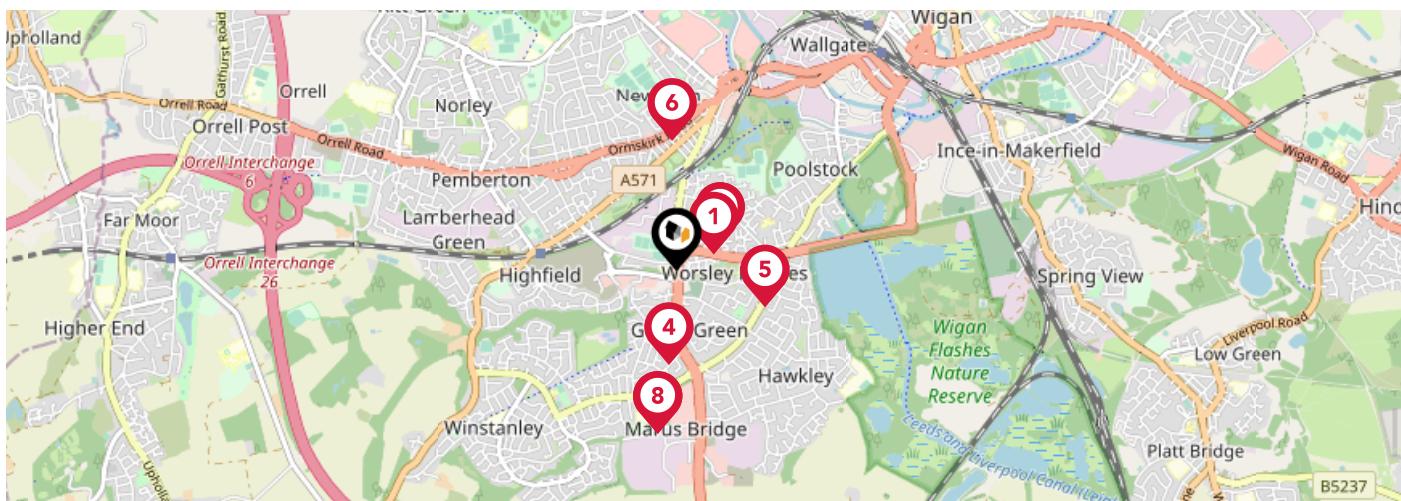
# Property EPC - Certificate

THINK



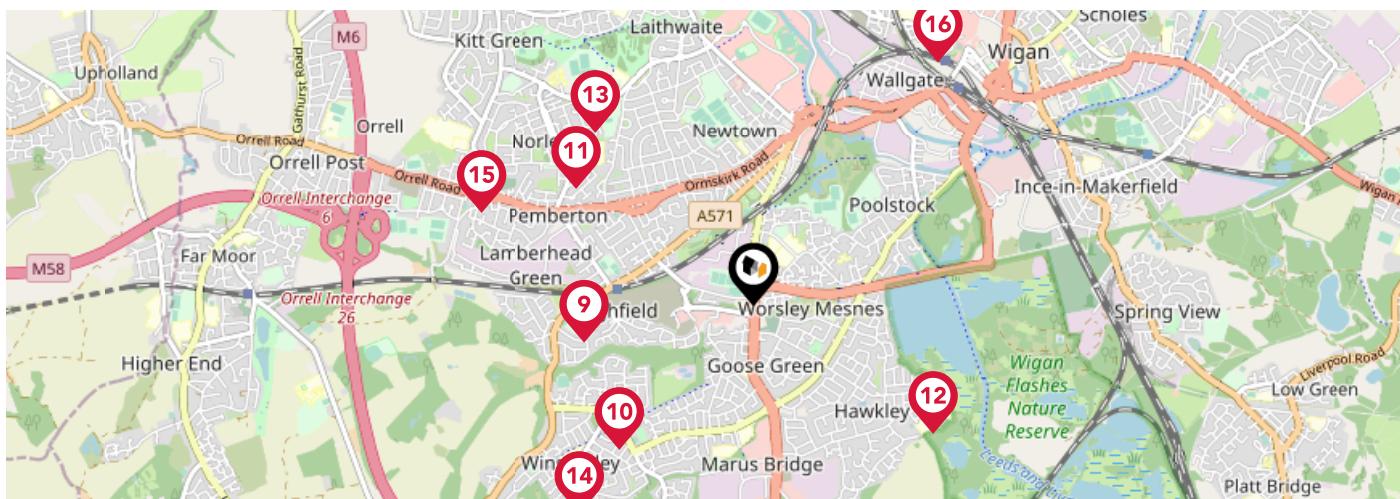
## Additional EPC Data

<b>Proprty Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Lightning:</b>	Low energy lighting in 50% of fixed outlets
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Total Floor Area:</b>	103 m <sup>2</sup>



Nursery Primary Secondary College Private

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

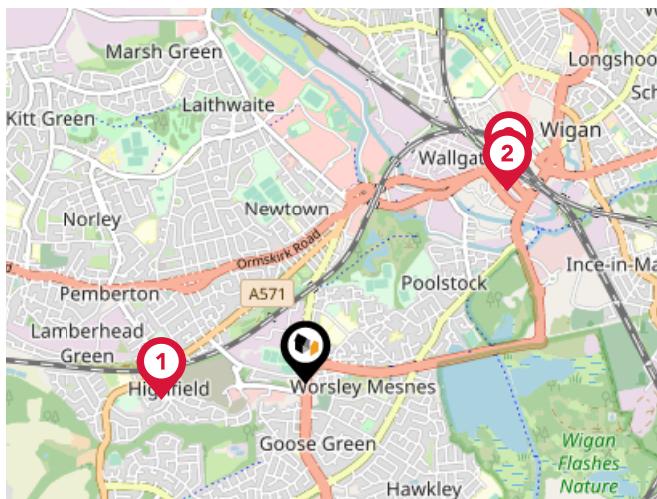


Nursery Primary Secondary College Private

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

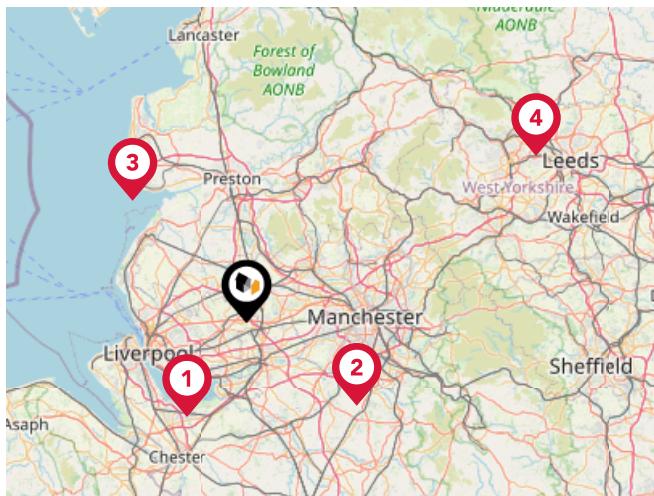
# Area Transport (National)

THINK



## 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

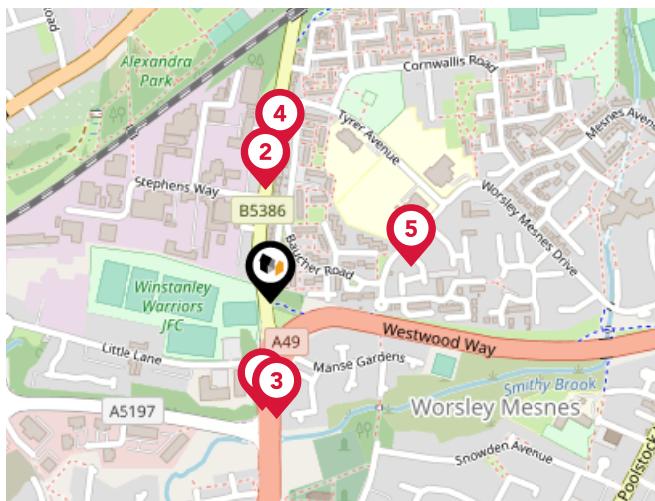


## Airports/Helipads

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

# Area Transport (Local)

THINK



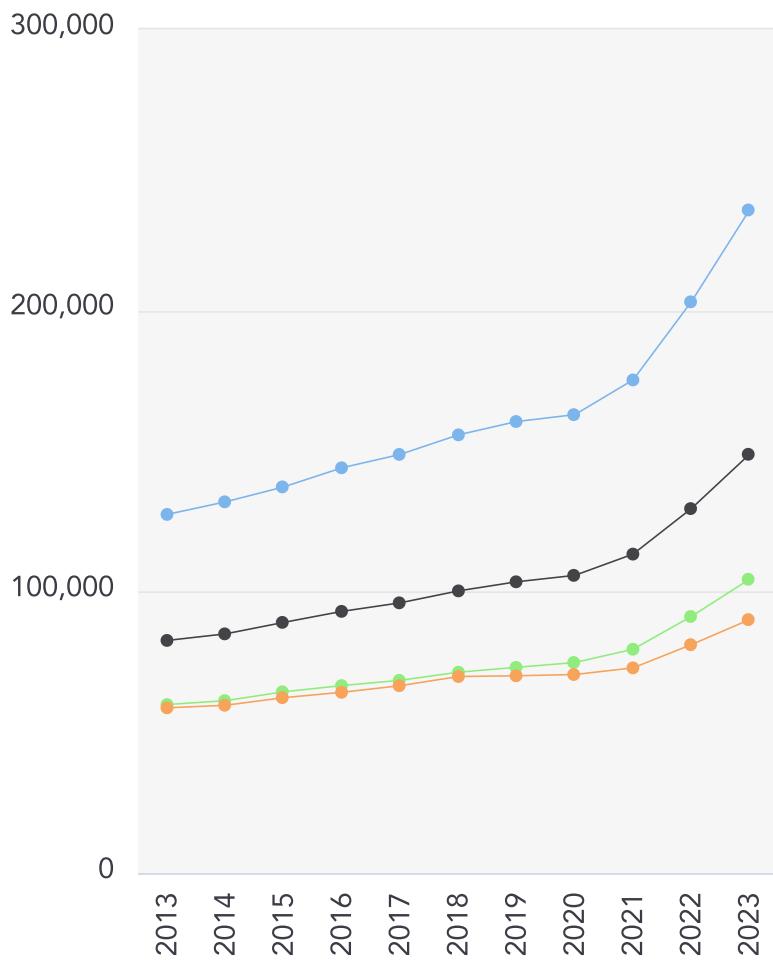
## Bus Stops/Stations

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

# Market House Price Statistics

THINK

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%**

# Think Estate Agents

## Testimonials



### 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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