

THINK



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th January 2023



WINDERMERE ROAD, HAYDOCK, ST. HELENS, WA11

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

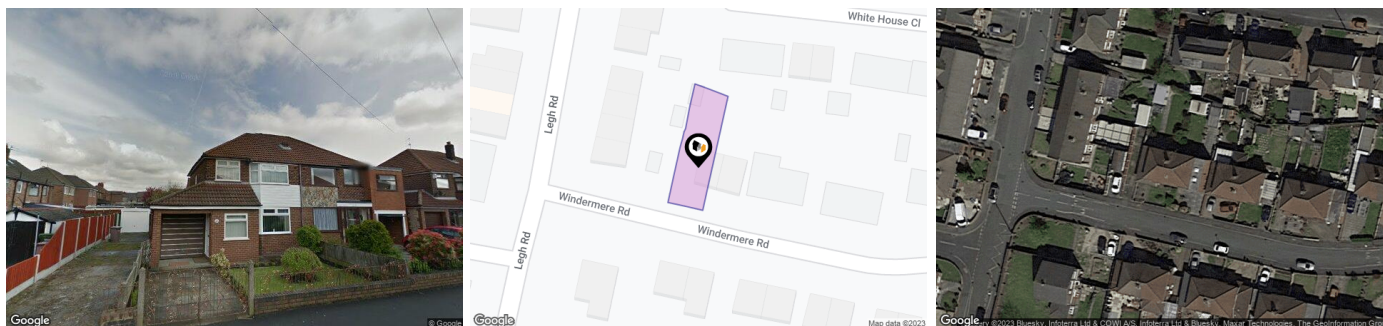
01925 290290

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Property

Type:	Semi-Detached	Last Sold £/ft²:	£174
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	893 ft ² / 83 m ²	Start Date:	01/01/1956
Plot Area:	0.06 acres	End Date:	01/01/2955
Council Tax :	Band B	Lease Term:	999 years from 1 January 1956
Annual Estimate:	£1,534	Term Remaining:	932 years
Title Number:	MS693048		
UPRN:	39063866		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	70 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

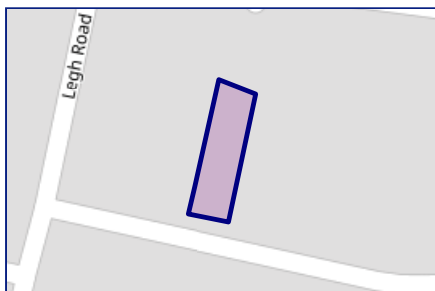
This Address



Planning records for: *32, Windermere Road, Haydock, St. Helens, WA11 0ES*

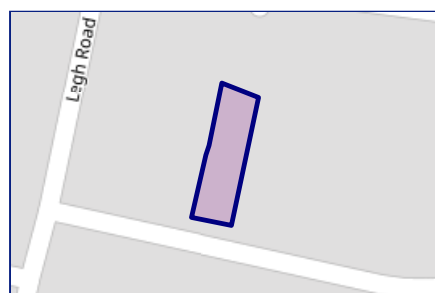
Reference - P/2022/0199/CLP	
Decision:	Decided
Date:	21st March 2022
Description:	Certificate of lawfulness for a proposed single storey rear extension with hipped roof, garage conversion, hipped to gable roof enlargement and rear dormer.

Freehold Title Plan



MS505906

Leasehold Title Plan



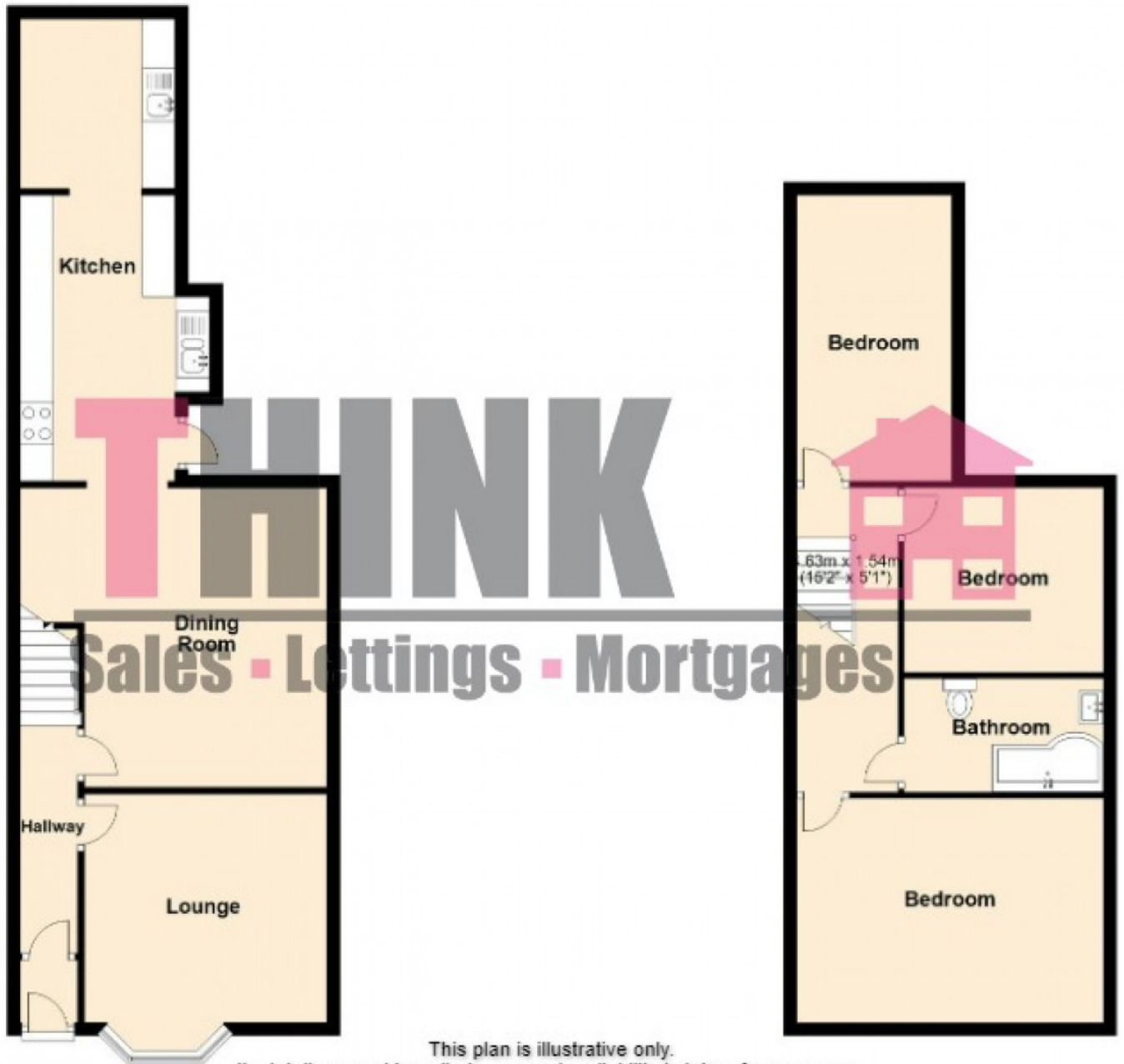
MS693048

Start Date: 01/01/1956
End Date: 01/01/2955
Lease Term: 999 years from 1 January 1956
Term Remaining: 932 years





WINDERMERE ROAD, HAYDOCK, ST. HELENS, WA11



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

HAYDOCK, WA11

Energy rating

D

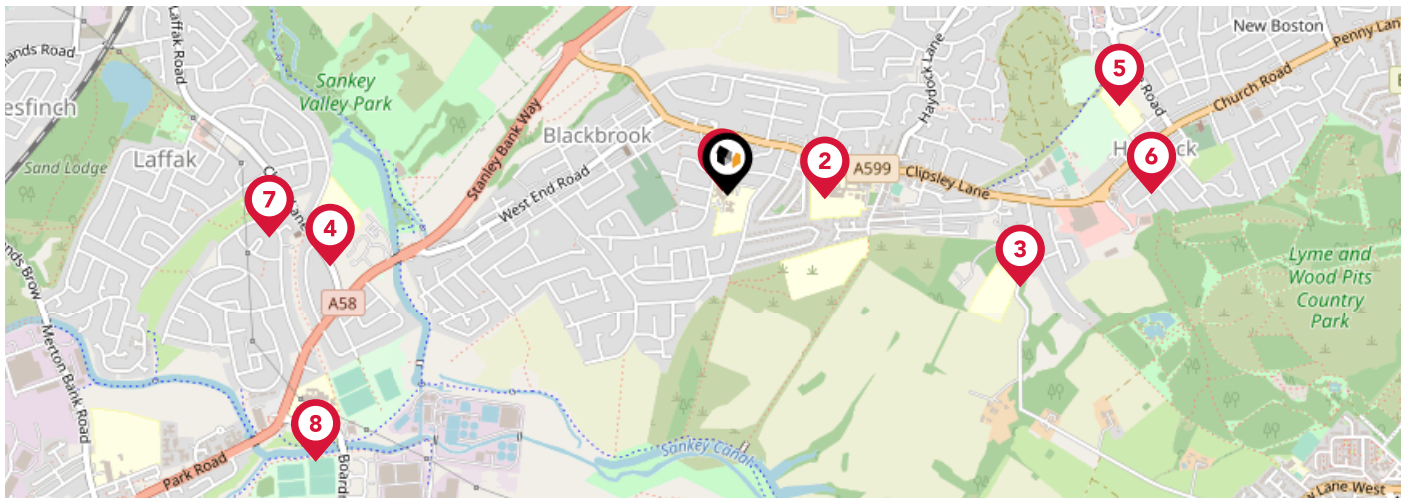
Valid until 12.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

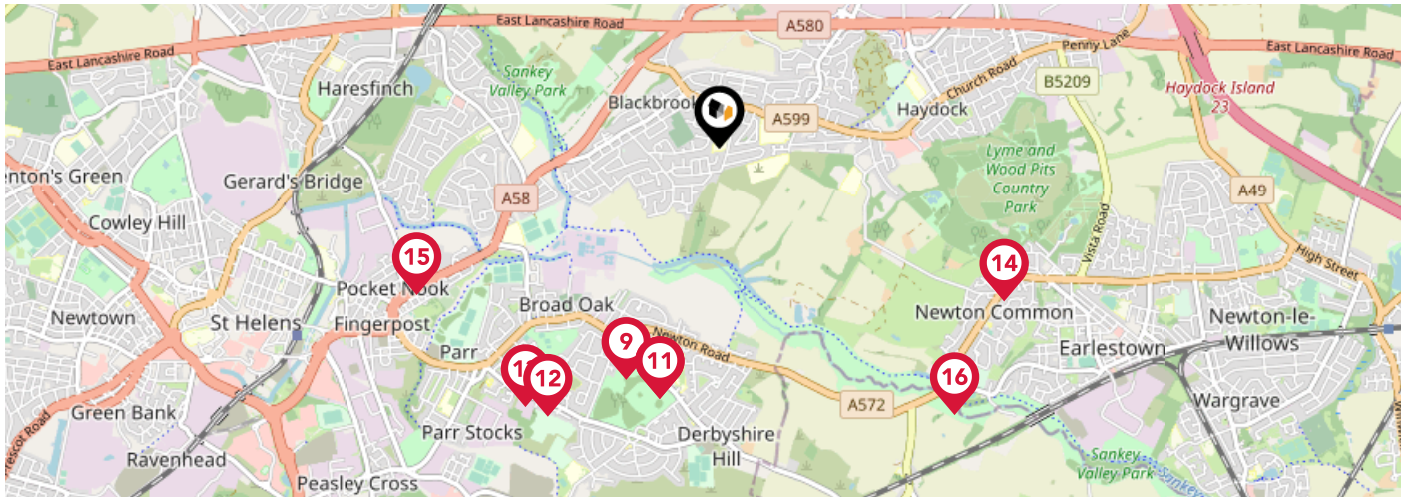
Additional EPC Data

Property Type:	House
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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Area Schools



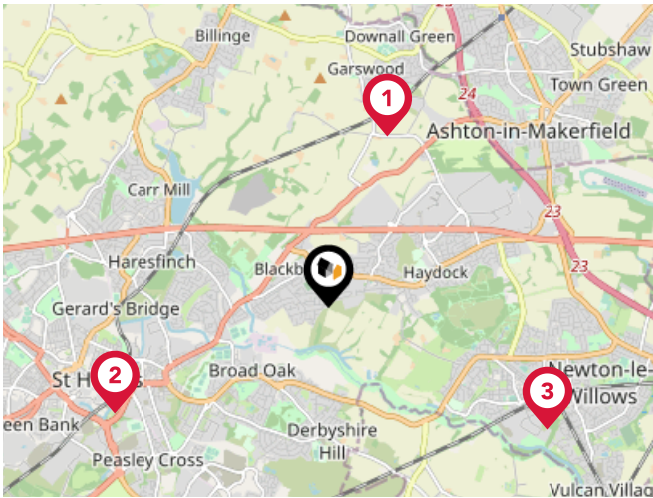
		Nursery	Primary	Secondary	College	Private
1	Legh Vale Primary School Ofsted Rating: Good Pupils: 503 Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Haydock High School Ofsted Rating: Not Rated Pupils:0 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grange Valley Primary School Ofsted Rating: Outstanding Pupils: 264 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St. Mary's Catholic Primary Blackbrook Ofsted Rating: Good Pupils: 443 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Haydock English Martyrs' Primary School Ofsted Rating: Good Pupils: 330 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St James' Church of England Primary School Ofsted Rating: Not Rated Pupils: 169 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashurst Primary School Ofsted Rating: Good Pupils: 223 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Augustine of Canterbury Catholic High School Ofsted Rating: Special Measures Pupils: 569 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Pace Ofsted Rating: Good Pupils: 5 Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broad Oak Community Primary School Ofsted Rating: Good Pupils: 643 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Spirit Catholic Primary School Ofsted Rating: Good Pupils: 225 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lansbury Bridge School Ofsted Rating: Good Pupils: 223 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mill Green School Ofsted Rating: Outstanding Pupils: 95 Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merton Bank Primary School Ofsted Rating: Good Pupils: 218 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penkford School Ofsted Rating: Good Pupils: 54 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

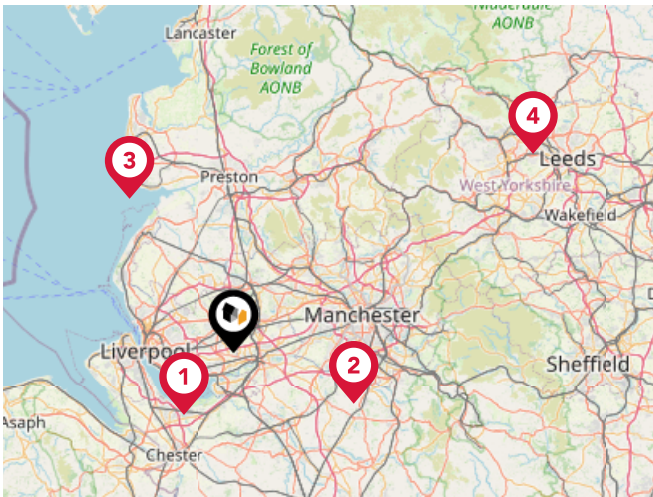
Area

Transport (National)



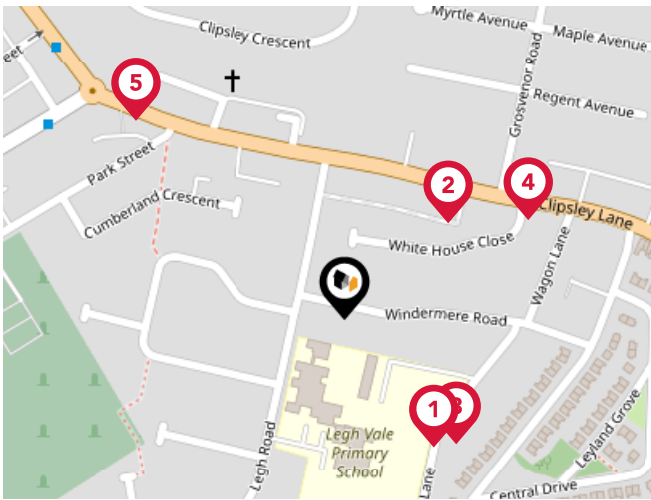
National Rail Stations

Pin	Name	Distance
1	Garswood Rail Station	1.6 miles
2	St Helens Central Rail Station	2.1 miles
3	Earlestown Rail Station	2.21 miles








Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.35 miles
2	Manchester Airport	18.49 miles
3	Blackpool International Airport	26.05 miles
4	Leeds Bradford International Airport	50.37 miles



Bus Stops/Stations

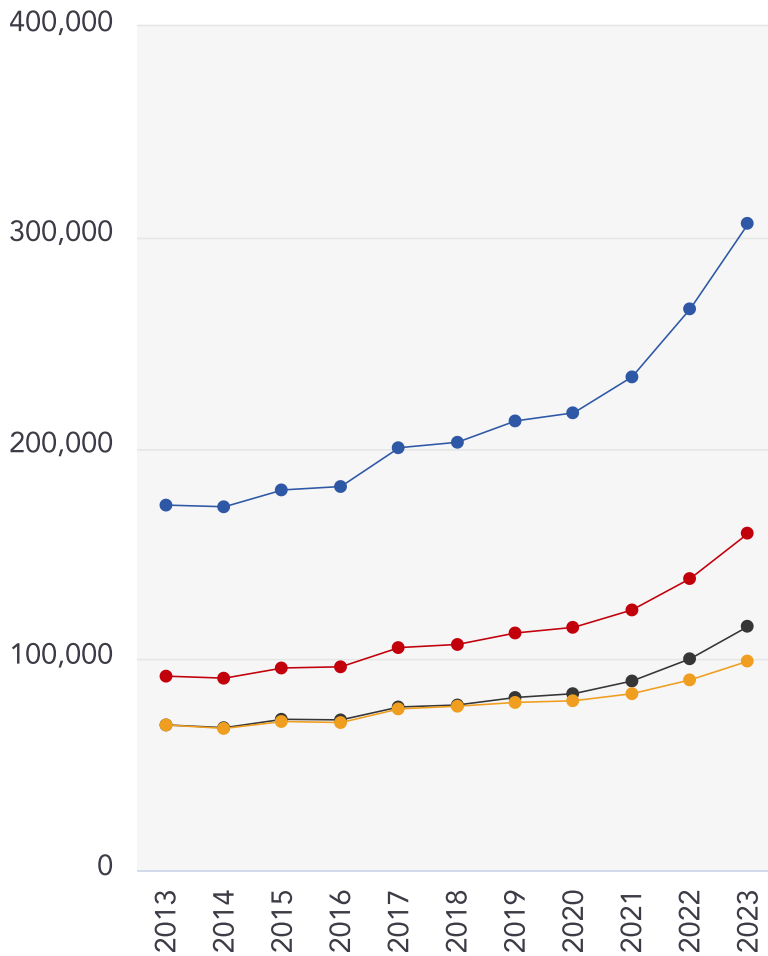
Pin	Name	Distance
	Wagon Lane	0.09 miles
	Whitehouse Close	0.08 miles
	Wagon Lane	0.09 miles
	Grosvenor Road	0.11 miles
	West End Road	0.16 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in WA11



Detached

+77.18%

Semi-Detached

+73.71%

Terraced

+67.95%

Flat

+44.02%

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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