

THINK

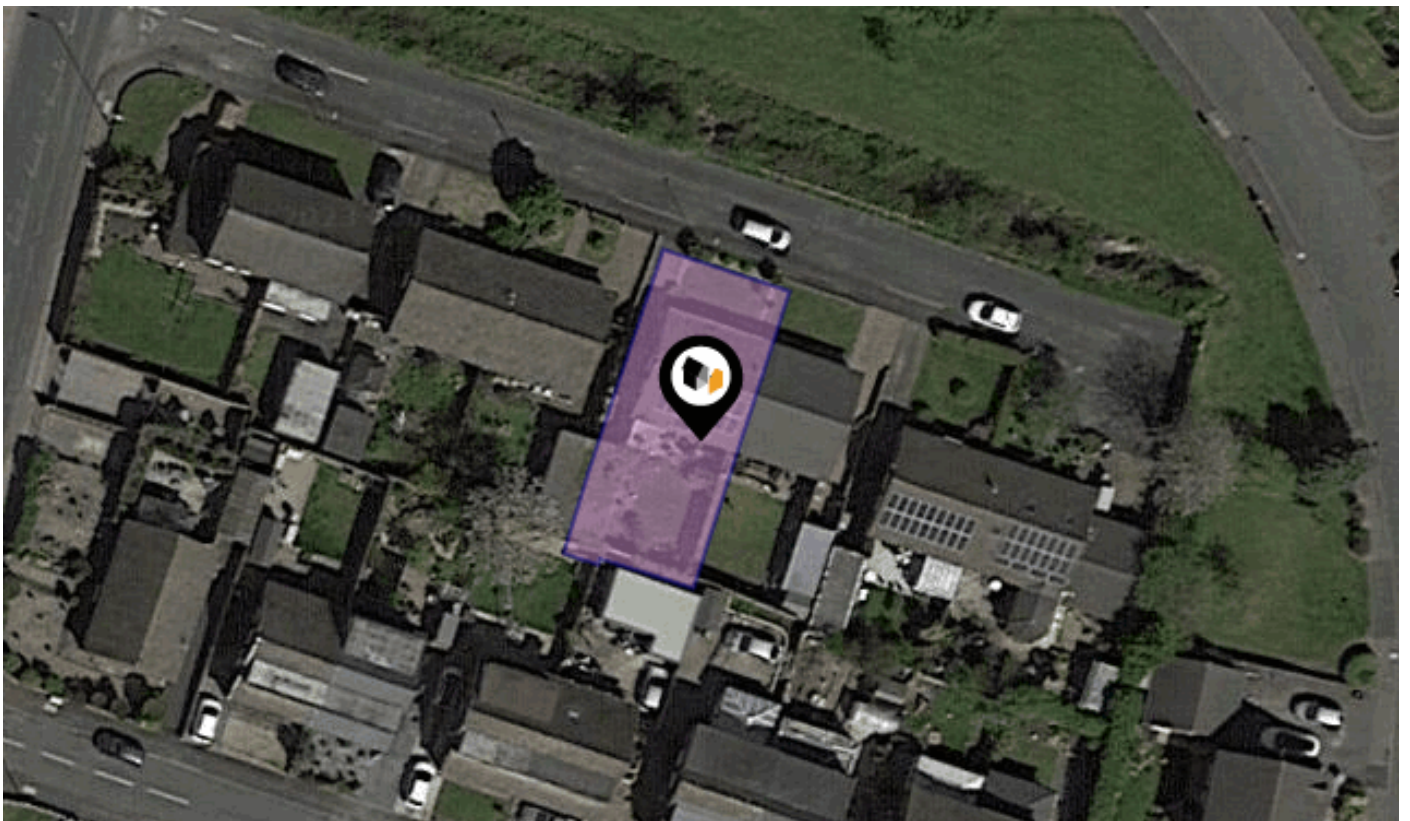


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th January 2023



DAMIAN DRIVE, NEWTON-LE-WILLOWS, WA12

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

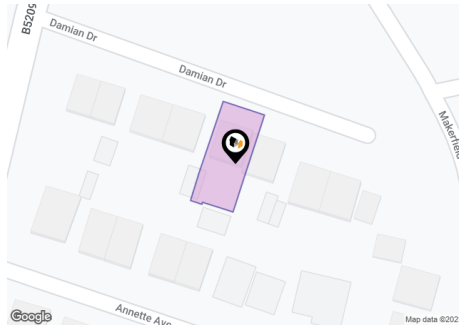
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Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 678 ft² / 63 m²
Plot Area: 0.07 acres
Council Tax : Band B
Annual Estimate: £1,534
Title Number: MS20223
UPRN: 39015486


Last Sold £/ft²: £61
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

13 mb/s
44 mb/s
1000 mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:









DAMIAN DRIVE, NEWTON-LE-WILLOWS, WA12



Damian Drive, WA12

Energy rating

D

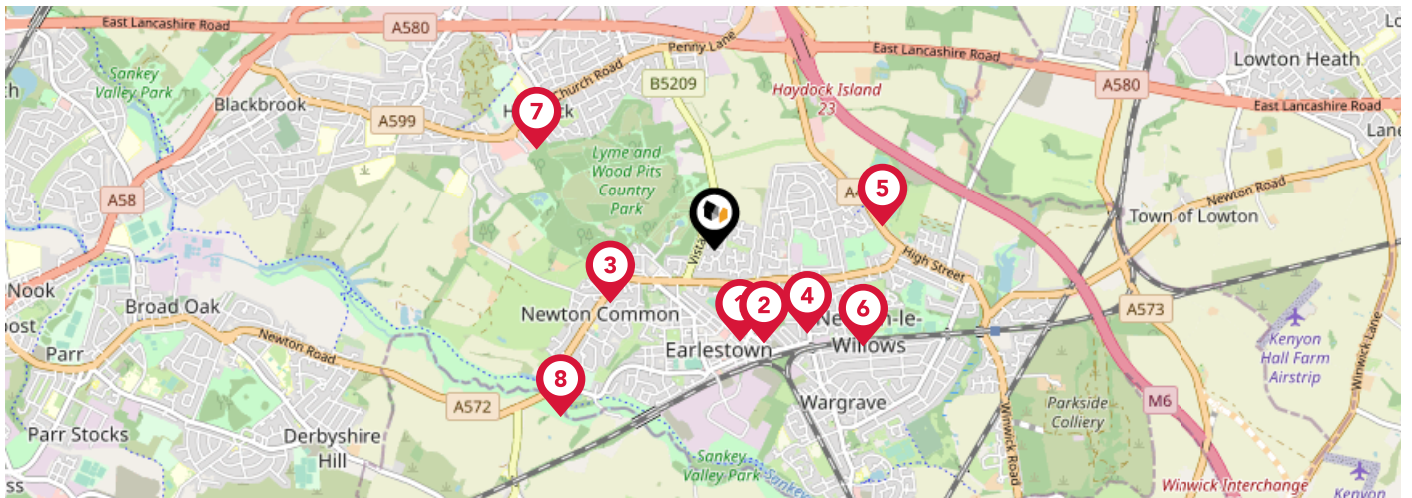
Valid until 11.01.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

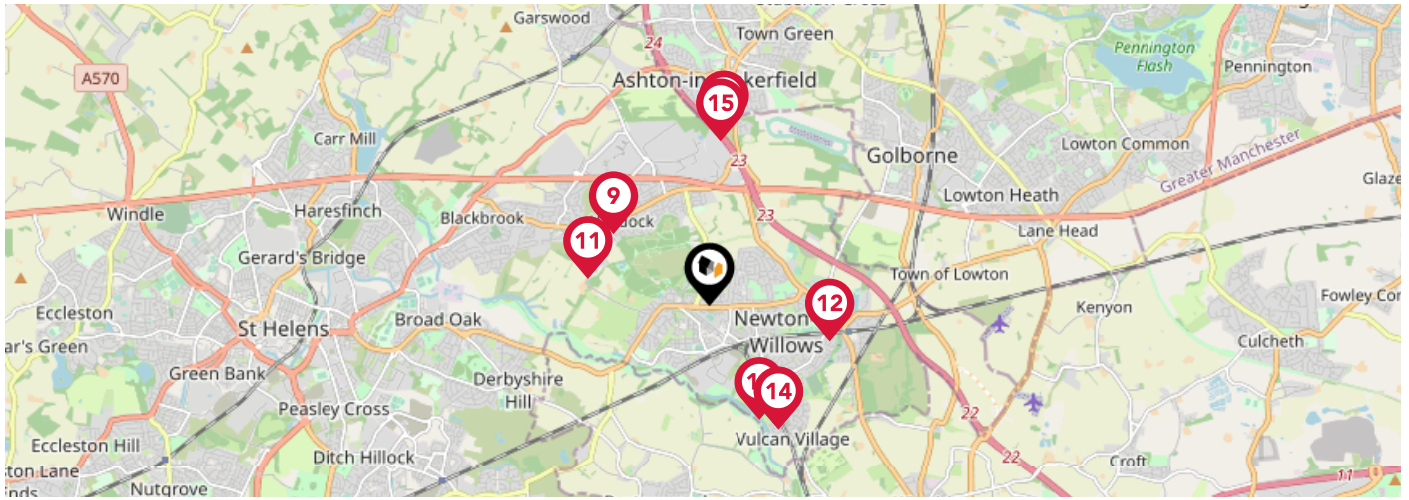
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	FiT application
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	63 m ²

Area Schools



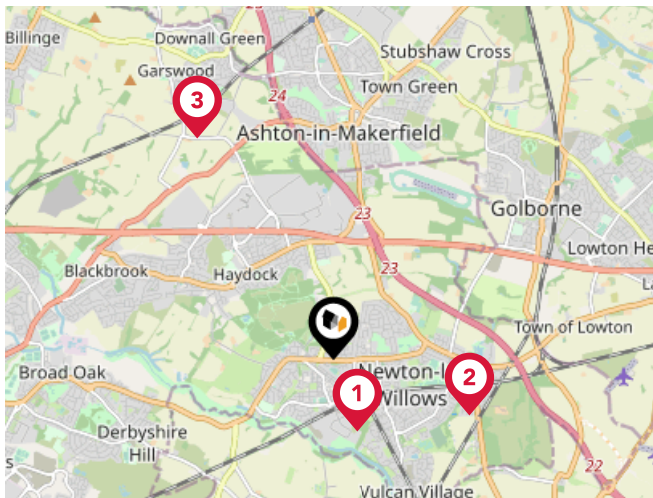
		Nursery	Primary	Secondary	College	Private
1	The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's Catholic Junior School Ofsted Rating: Requires improvement Pupils: 235 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Infant School Ofsted Rating: Requires improvement Pupils: 218 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hope Academy Ofsted Rating: Good Pupils: 1217 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Newton-le-Willows Primary School Ofsted Rating: Good Pupils: 600 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St James' Church of England Primary School Ofsted Rating: Not Rated Pupils: 169 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penkford School Ofsted Rating: Good Pupils: 54 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Haydock English Martyrs' Primary School Ofsted Rating: Good Pupils: 330 Distance: 1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wargrave CofE Primary School Ofsted Rating: Requires improvement Pupils: 397 Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Valley Primary School Ofsted Rating: Outstanding Pupils: 264 Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's CofE Primary School Ofsted Rating: Outstanding Pupils: 247 Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd) Ofsted Rating: Good Pupils: 0 Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wargrave House School Ofsted Rating: Outstanding Pupils: 53 Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Byrchall High School Ofsted Rating: Requires improvement Pupils: 960 Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund Arrowsmith Catholic High School, Ashton-in-Makerfield Ofsted Rating: Good Pupils: 1212 Distance: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

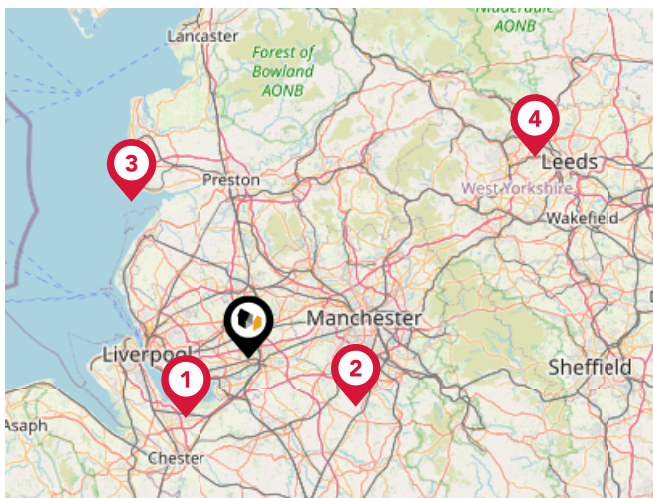
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.66 miles
2	Newton-le-Willows Rail Station	1.3 miles
3	Garswood Rail Station	2.3 miles

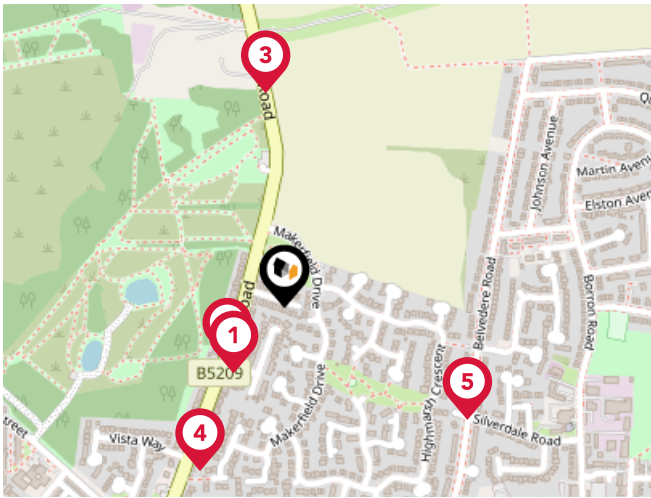


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	12.19 miles
2	Manchester Airport	16.73 miles
3	Blackpool International Airport	27.4 miles
4	Leeds Bradford International Airport	49.2 miles

Area

Transport (Local)



Bus Stops/Stations

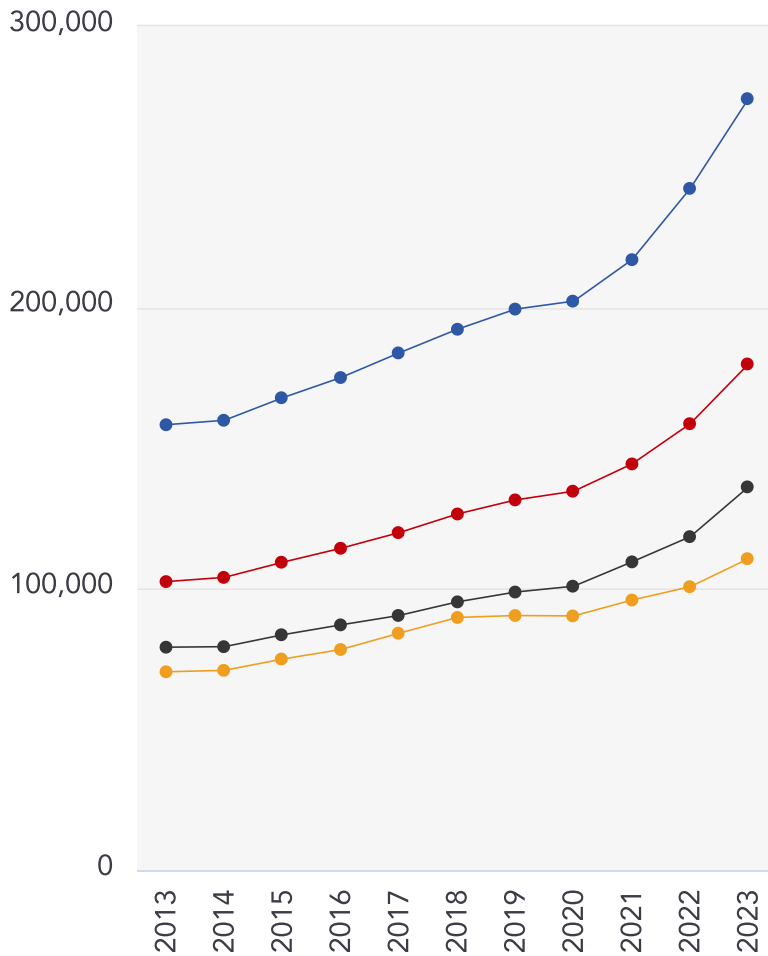
Pin	Name	Distance
1	George Street	0.09 miles
2	George Street	0.09 miles
3	No. 149	0.24 miles
4	Vista Way	0.2 miles
5	Silverdale Road	0.24 miles

Market

House Price Statistics



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



Detached

+73.19%

Semi-Detached

+75.41%

Terraced

+71.9%

Flat

+57.02%

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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