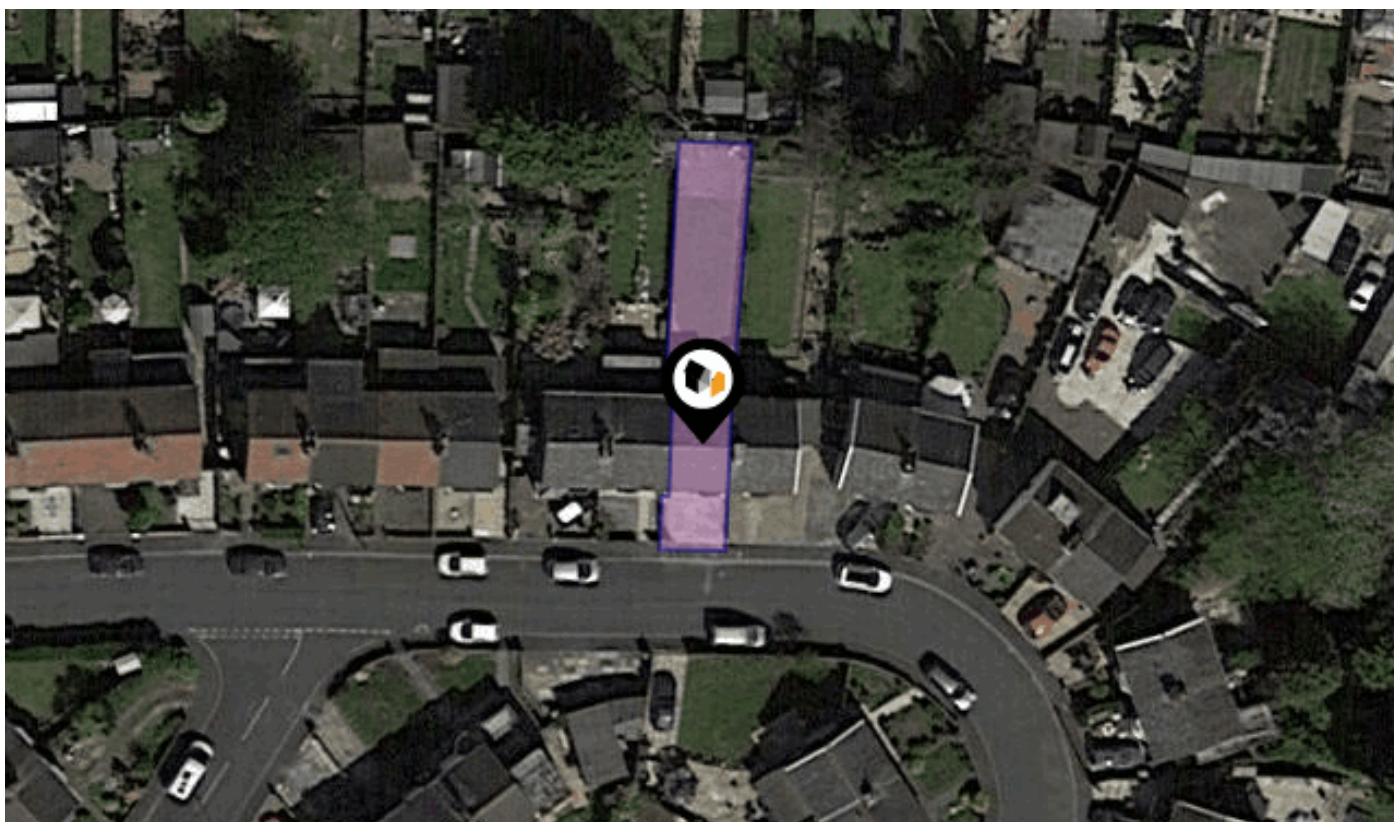




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd February 2023



LITHERLAND CRESCENT, ST. HELENS, WA11

Think Estate Agents

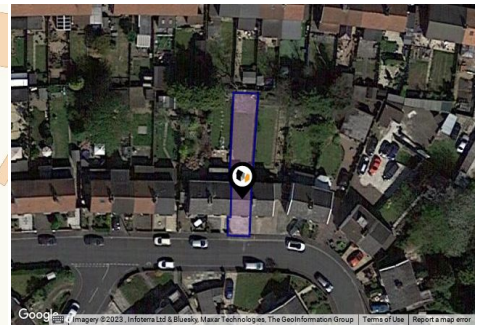
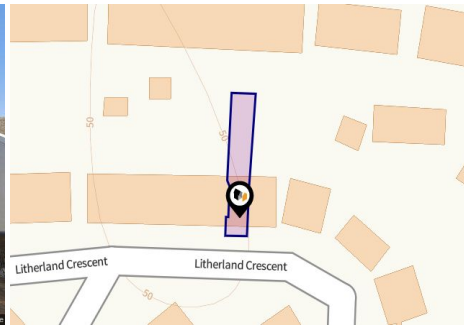
32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com





Property

Type:	Terraced	Last Sold £/ft²:	£120
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	699 ft ² / 65 m ²	Start Date:	01/09/1938
Plot Area:	0.04 acres	End Date:	01/09/2928
Year Built :	1900-1929	Lease Term:	990 years from 1 September 1938
Council Tax :	Band A	Term Remaining:	906 years
Annual Estimate:	£1,315		
Title Number:	MS488426		
UPRN:	39034870		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	42 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

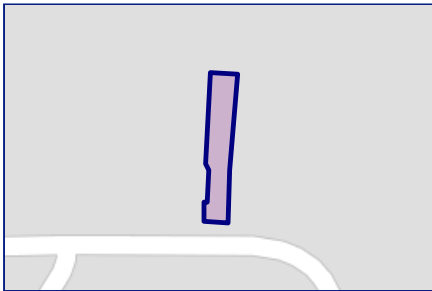


Property Multiple Title Plans



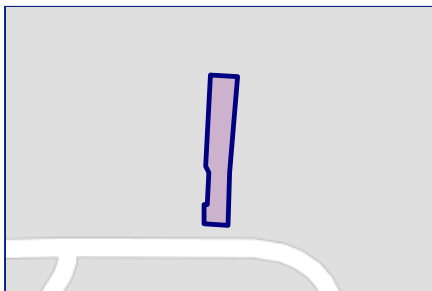
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



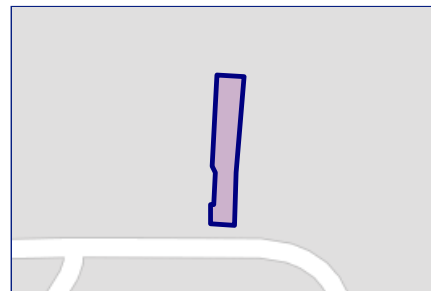
MS560502

Leasehold Title Plans



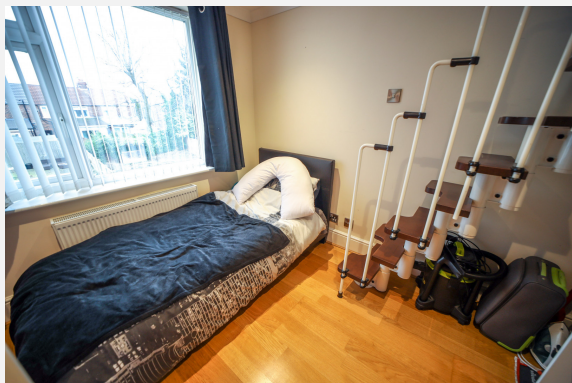
LA259340

Start Date: 21/09/1938
End Date: 21/09/2937
Lease Term: 999 years from 21 September 1938
Term Remaining: 915 years



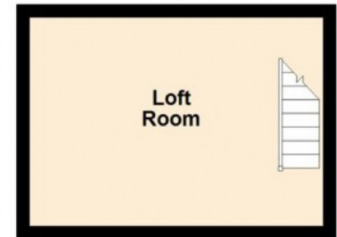
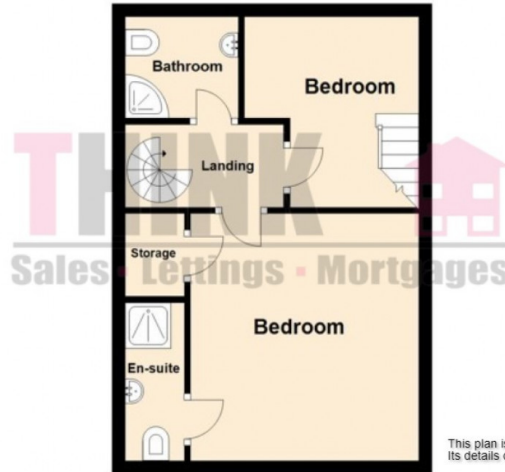
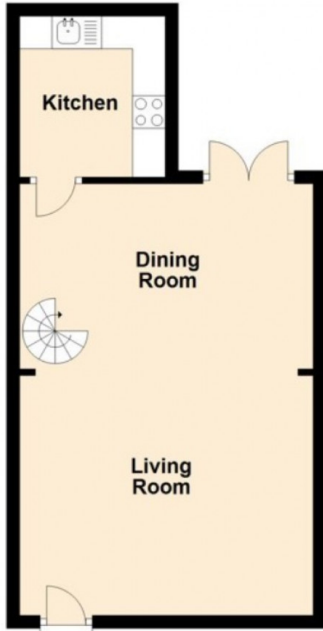
MS488426

Start Date: 01/09/1938
End Date: 01/09/2928
Lease Term: 990 years from 1 September 1938
Term Remaining: 906 years





LITHERLAND CRESCENT, ST. HELENS, WA11



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

Litherland Crescent, WA11

Energy rating

E

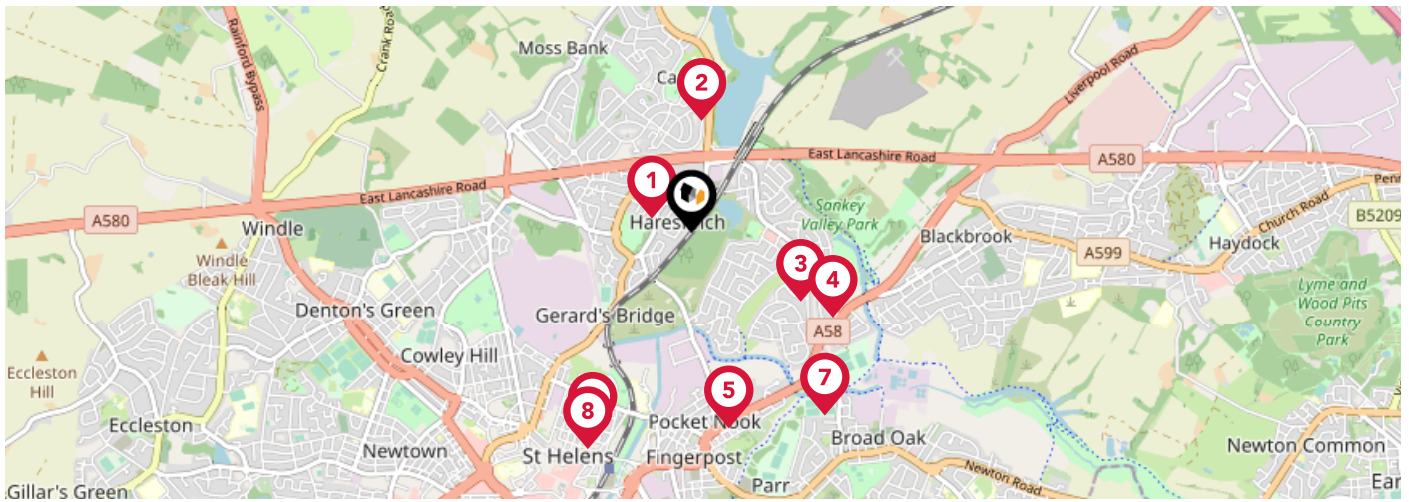
Valid until 14.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

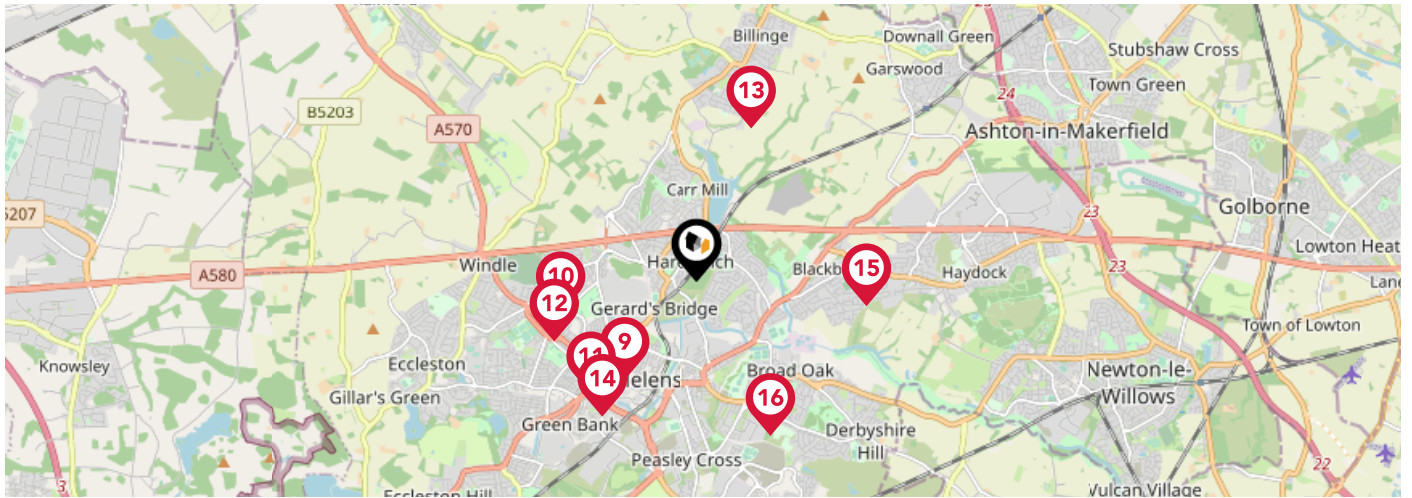
Additional EPC Data

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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²

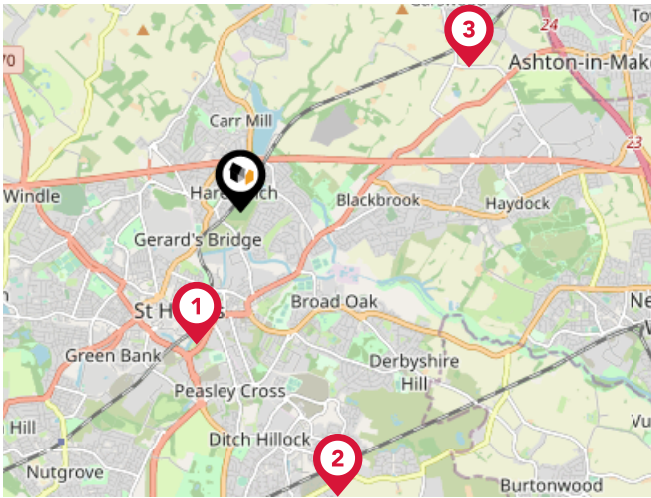
Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Peter and St Paul Catholic Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Carr Mill Primary School Ofsted Rating: Good Pupils: 325 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashurst Primary School Ofsted Rating: Good Pupils: 223 Distance:0.58	<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:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Merton Bank Primary School Ofsted Rating: Good Pupils: 218 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Parish Church of England Primary School, St Helens Ofsted Rating: Outstanding Pupils: 203 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Augustine of Canterbury Catholic High School Ofsted Rating: Special Measures Pupils: 569 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 184 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

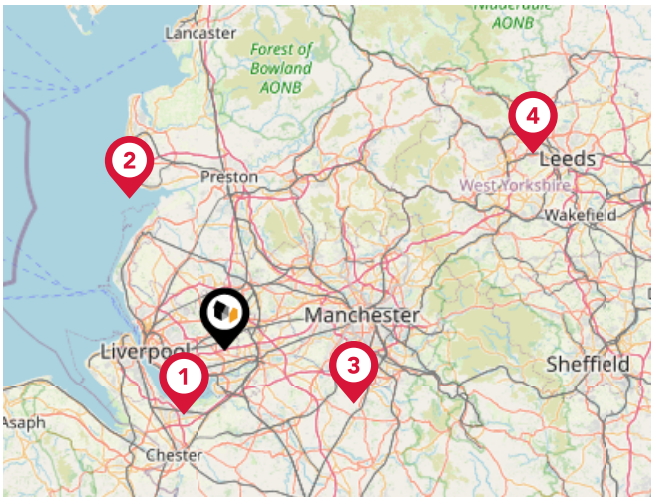


		Nursery	Primary	Secondary	College	Private
	Launchpad Centre Ofsted Rating: Good Pupils: 36 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cowley International College Ofsted Rating: Good Pupils: 1498 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary & St Thomas' CofE Primary School Ofsted Rating: Outstanding Pupils: 228 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivington Primary School Ofsted Rating: Outstanding Pupils: 236 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chapel End Primary School Ofsted Rating: Good Pupils: 244 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Helens College Ofsted Rating: Requires improvement Pupils:0 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Legh Vale Primary School Ofsted Rating: Good Pupils: 503 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mill Green School Ofsted Rating: Outstanding Pupils: 95 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



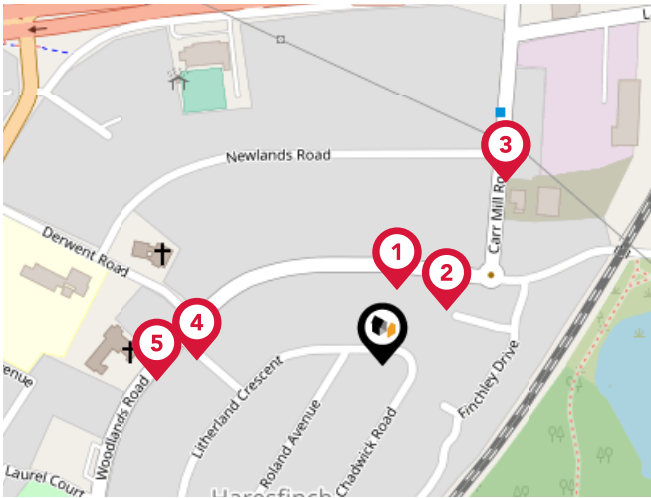
National Rail Stations

Pin	Name	Distance
1	St Helens Central Rail Station	1.21 miles
2	St Helens Junction Rail Station	2.64 miles
3	Garswood Rail Station	2.4 miles



Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	10.68 miles
2	Blackpool International Airport	25.05 miles
3	Manchester Airport	19.96 miles
4	Leeds Bradford International Airport	51.5 miles



Bus Stops/Stations

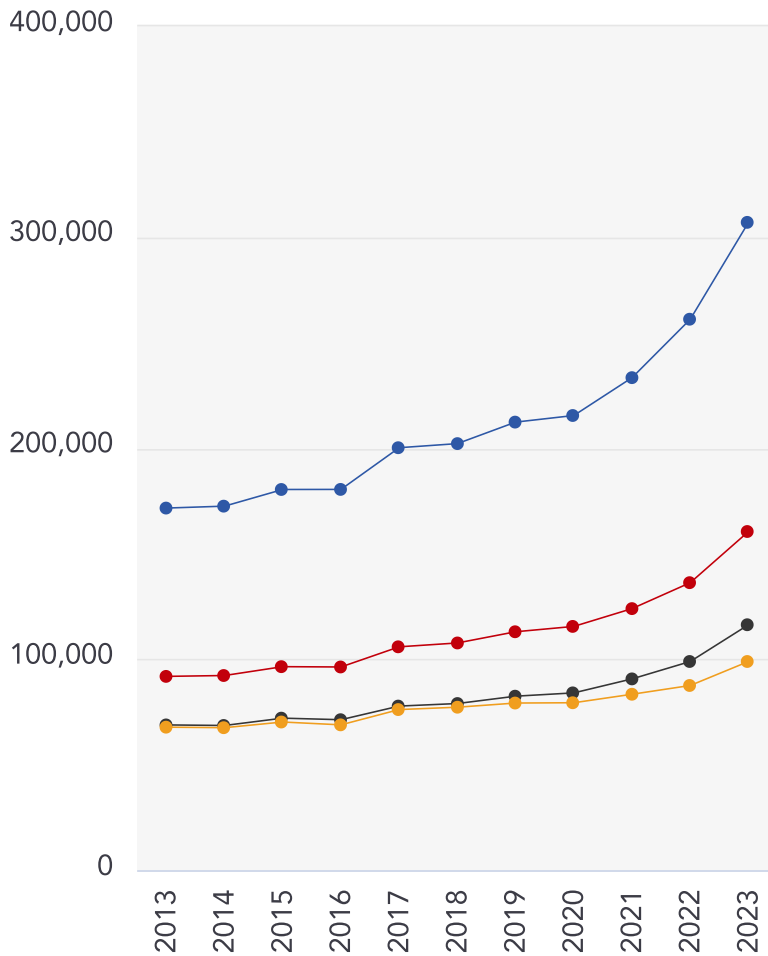
Pin	Name	Distance
1	Woodlands Road	0.04 miles
2	Woodlands Road	0.05 miles
3	Newlands Road	0.12 miles
4	Willink Road	0.1 miles
5	Derwent Road	0.12 miles

Market

House Price Statistics



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



Detached

+78.9%

Semi-Detached

+74.75%

Terraced

+68.95%

Flat

+45.92%

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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Valuation Office
Agency

