

**THINK**

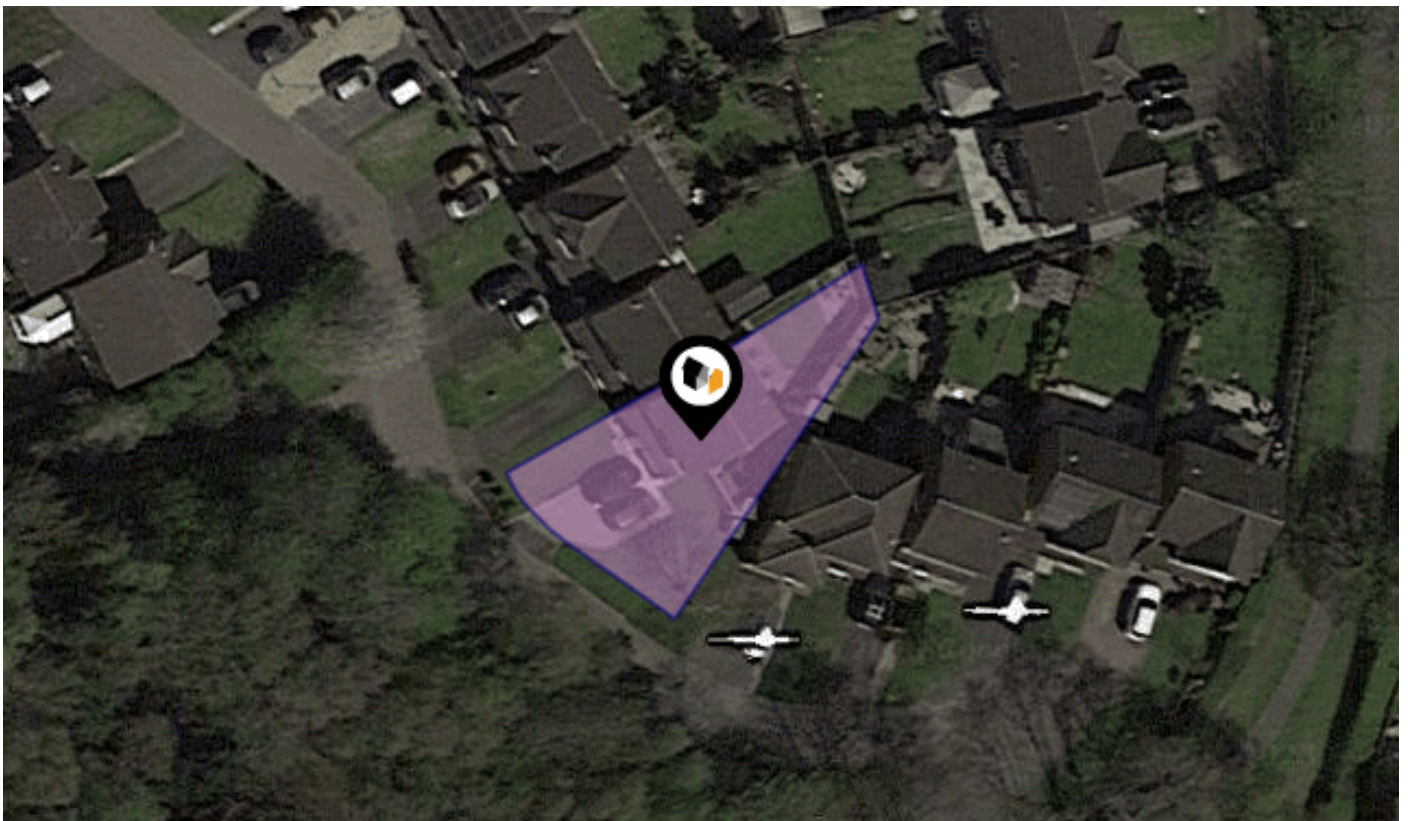


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27<sup>th</sup> March 2023



**WELSHPOOL CLOSE, CALLANDS, WARRINGTON, WA5**

## Think Estate Agents

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## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£213
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	947 ft <sup>2</sup> / 88 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,750		
<b>Title Number:</b>	CH357976		
<b>UPRN:</b>	100010322249		

## Local Area

<b>Local Authority:</b>	Warrington
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

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

<b>2</b> mb/s	<b>51</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



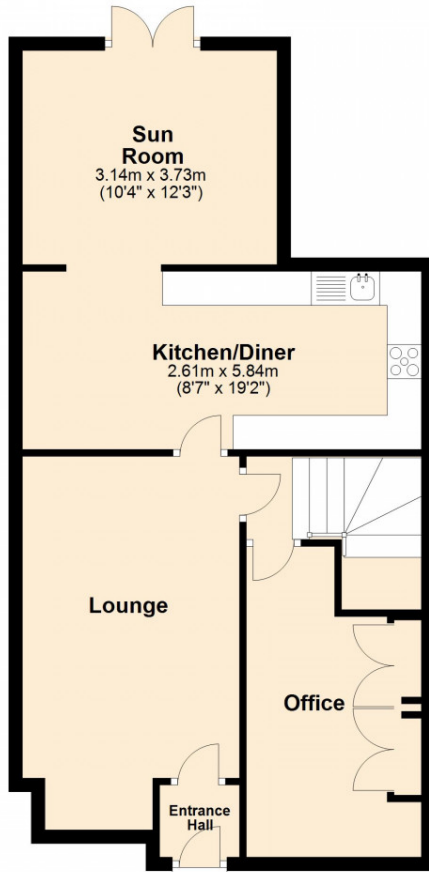
### Satellite/Fibre TV Availability:



## WELSHPOOL CLOSE, CALLANDS, WARRINGTON, WA5

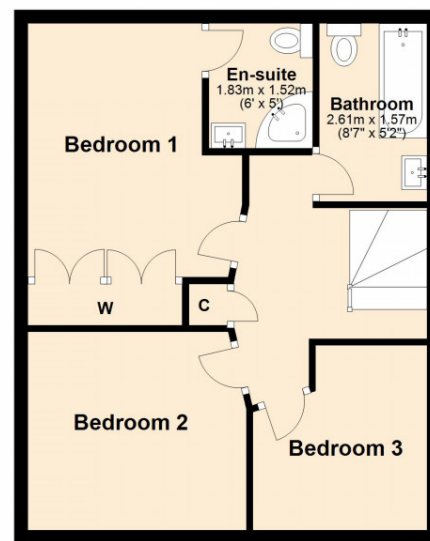
### Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 103.1 sq. metres (1109.6 sq. feet)

WARRINGTON, WA5

Energy rating

# C

Valid until 01.06.2021

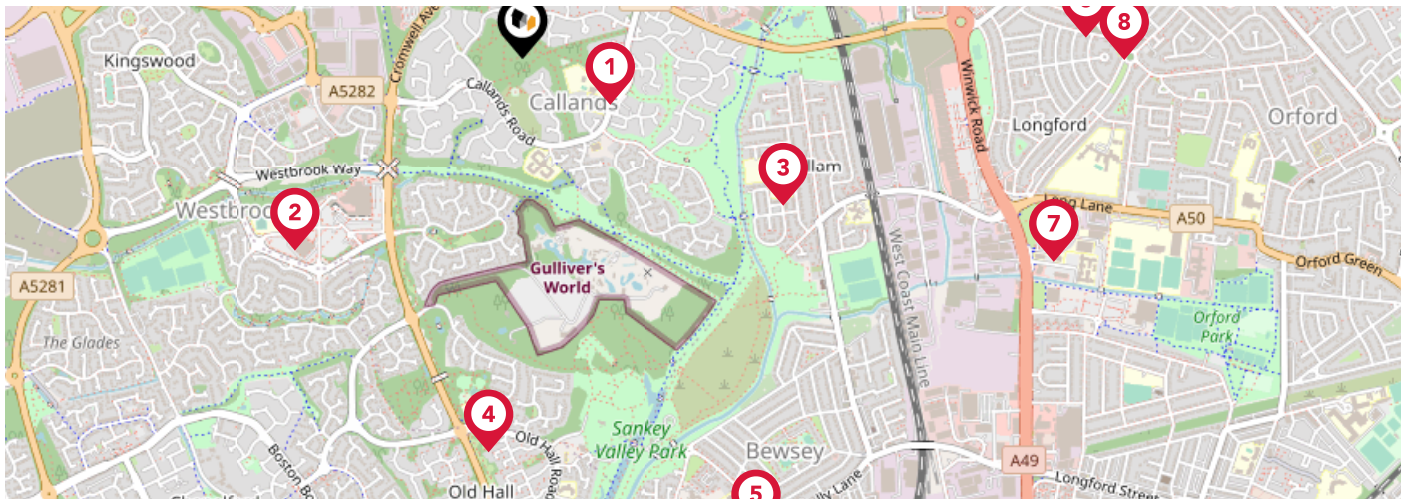
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

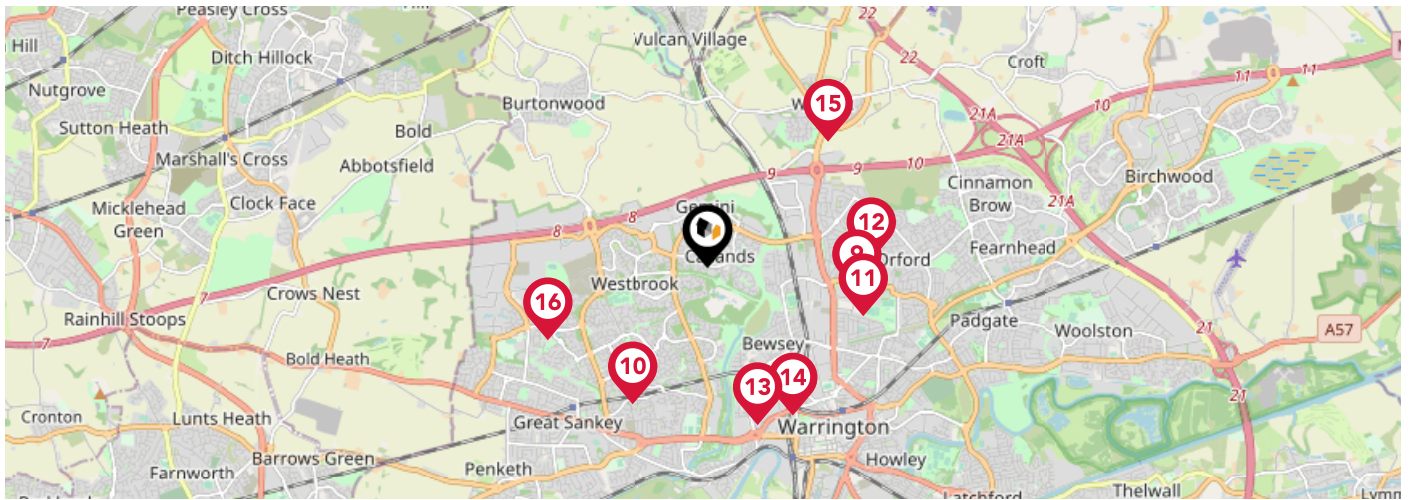
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	88 m <sup>2</sup>



# Area Schools



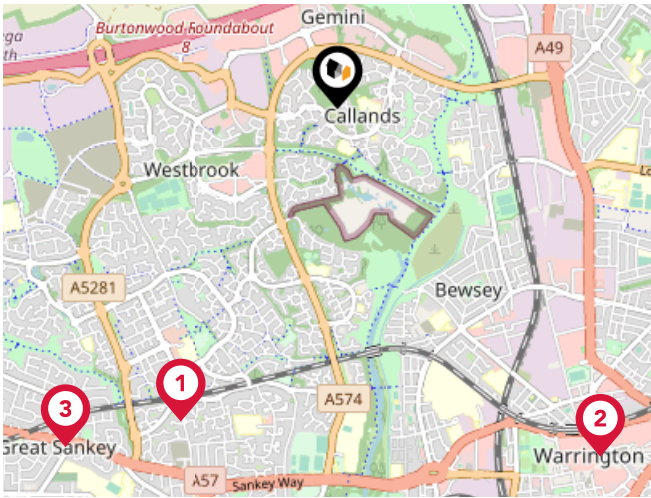
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Callands Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 345   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Philip (Westbrook) CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 547   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Dallam Community Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Westbrook Old Hall Primary School</b> Ofsted Rating: Good   Pupils: 376   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bewsey Lodge Primary School</b> Ofsted Rating: Good   Pupils: 349   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sandy Lane Nursery and Forest School</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Warrington and Vale Royal College</b> Ofsted Rating: Good   Pupils:0   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Stephen's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Meadowside Community Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 270   Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Chapelford Village Primary School</b> Ofsted Rating: Good   Pupils: 565   Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Beamont Collegiate Academy</b> Ofsted Rating: Good   Pupils: 929   Distance:1.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Warrington Hospital Unit Co Wards B10-11</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Alban's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Winwick CofE Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Barrow Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 605   Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

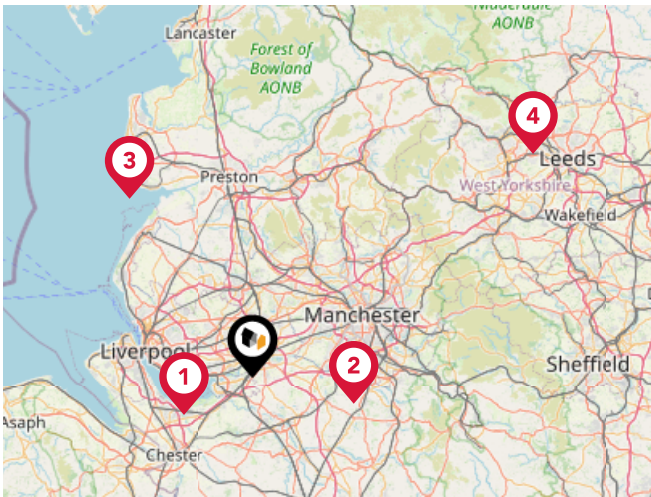
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Warrington West Rail Station	1.55 miles
2	Warrington Central Rail Station	1.93 miles
3	Sankey for Penketh Rail Station	1.92 miles



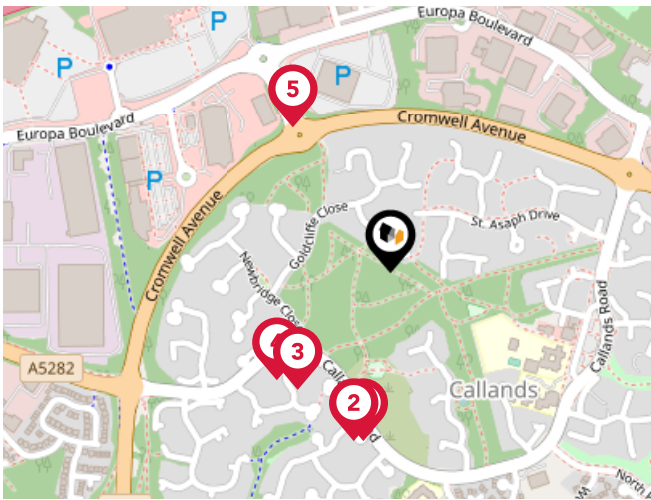
### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11 miles
2	Manchester Airport	14.84 miles
3	Blackpool International Airport	30.52 miles
4	Leeds Bradford International Airport	50.43 miles



# Area

## Transport (Local)



### Bus Stops/Stations

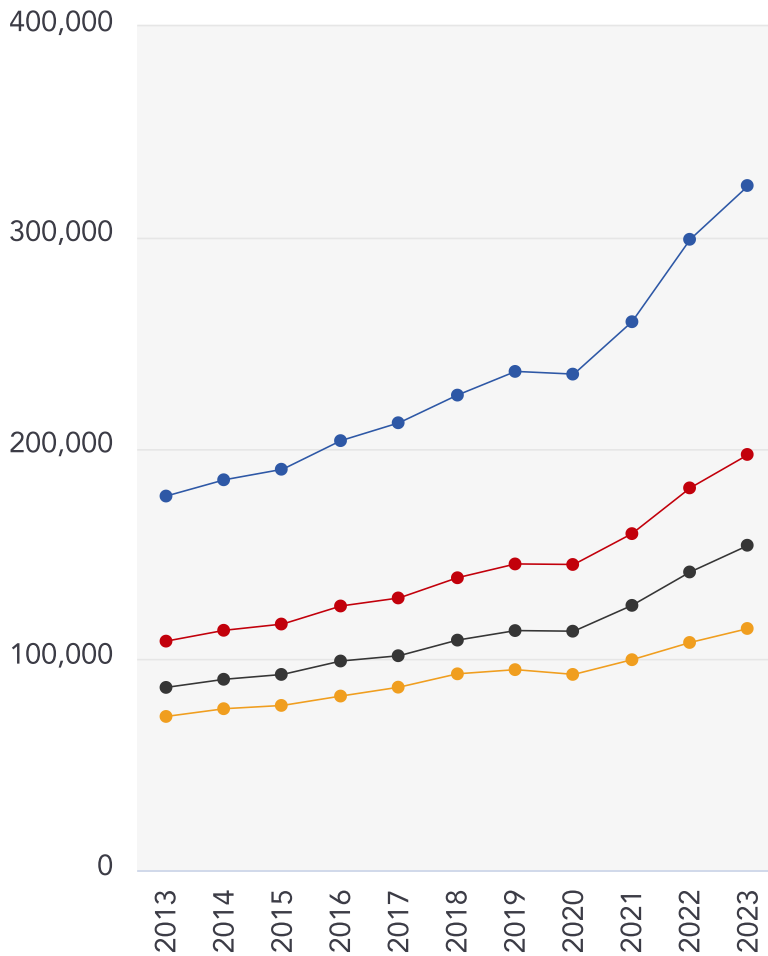
Pin	Name	Distance
1	Pensarn Gardens	0.19 miles
2	Pensarn Gardens	0.19 miles
3	Stanner Close	0.17 miles
4	Stanner Close	0.17 miles
5	Toys R Us	0.19 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in WA5



Detached

**+82.99%**

Semi-Detached

**+81.49%**

Terraced

**+77.77%**

Flat

**+57.21%**

## 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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