

THINK

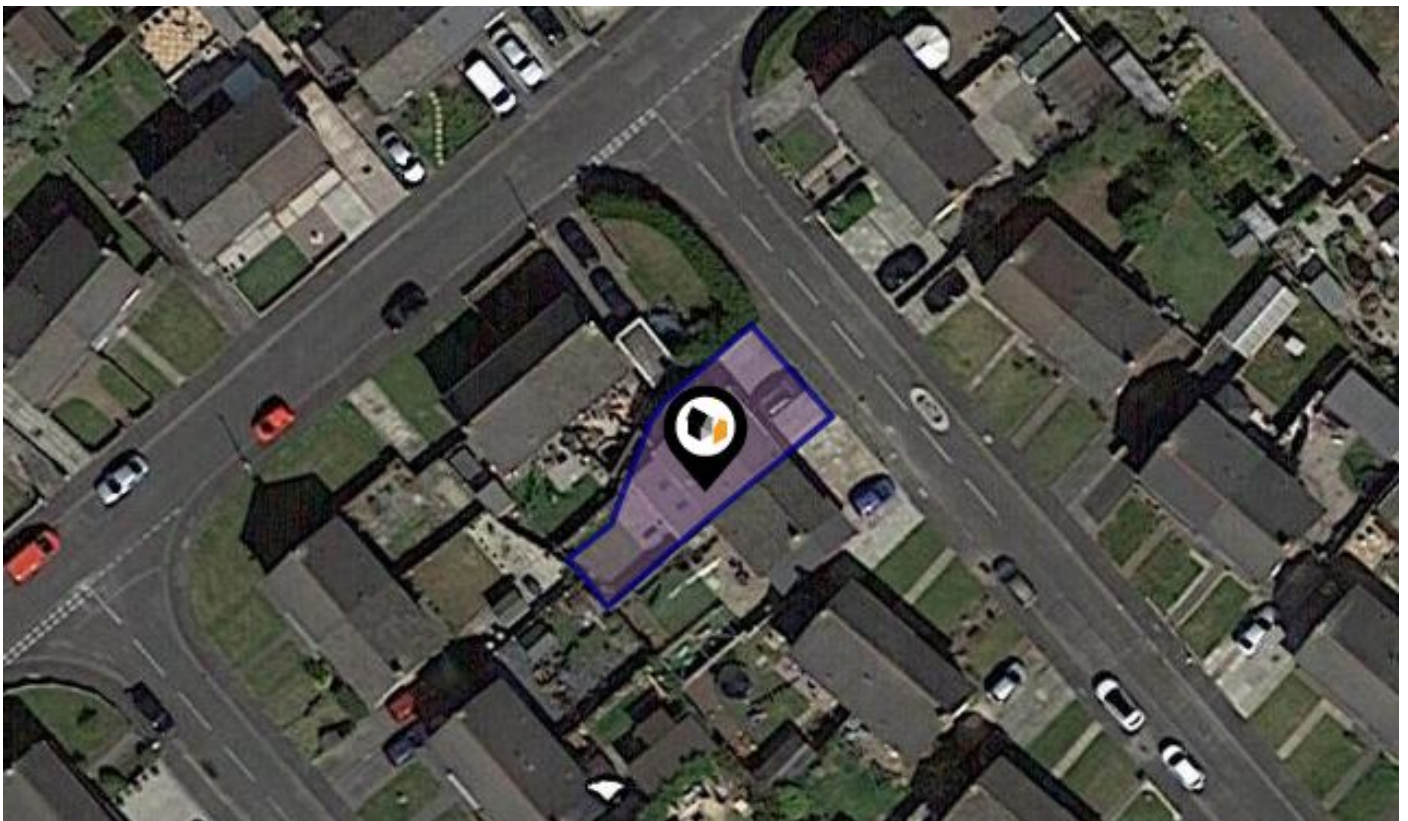


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th May 2023



FINNEY GROVE, HAYDOCK, ST. HELENS, WA11

Think Estate Agents

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Property

Type:	Semi-Detached	Last Sold £/ft²:	£103
Bedrooms:	3	Tenure:	Freehold
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band A		
Annual Estimate:	£1,315		
Title Number:	MS281835		
UPRN:	39021109		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	33 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



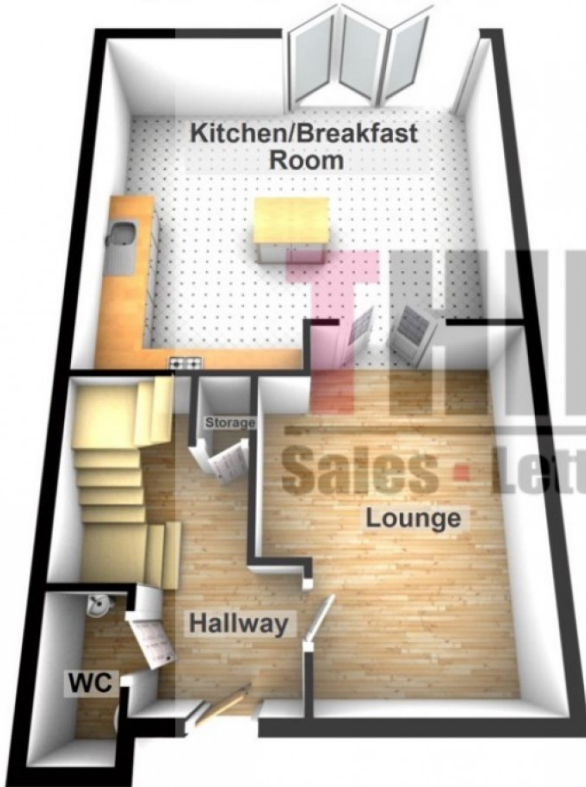
Satellite/Fibre TV Availability:



FINNEY GROVE, HAYDOCK, ST. HELENS, WA11

Ground Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



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

Finney Grove, Haydock, WA11

Energy rating

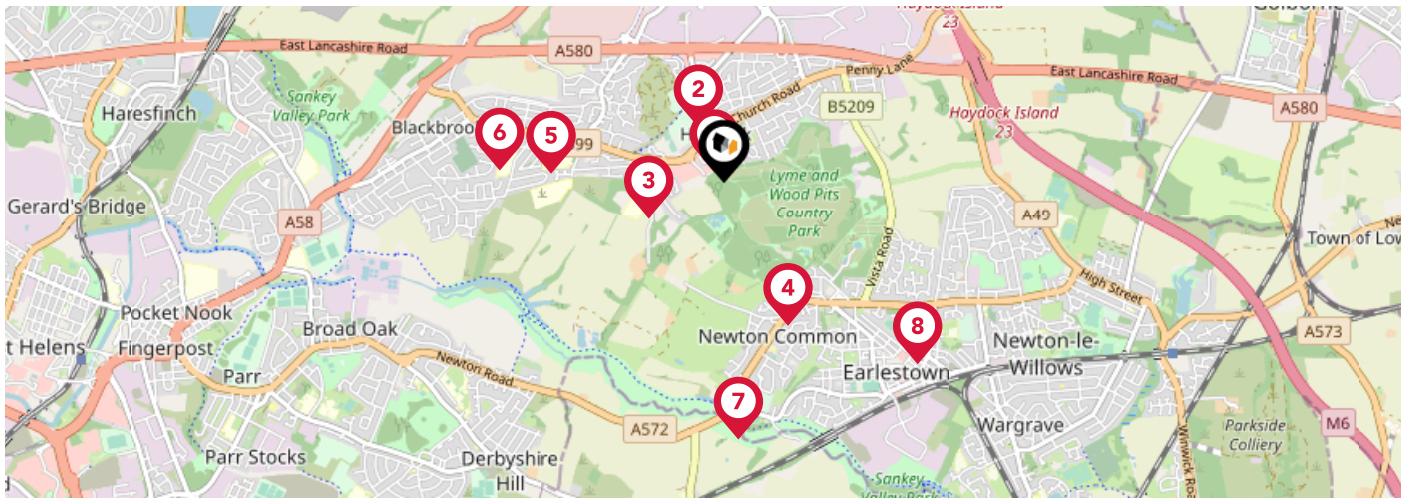
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Valid until 20.03.2026

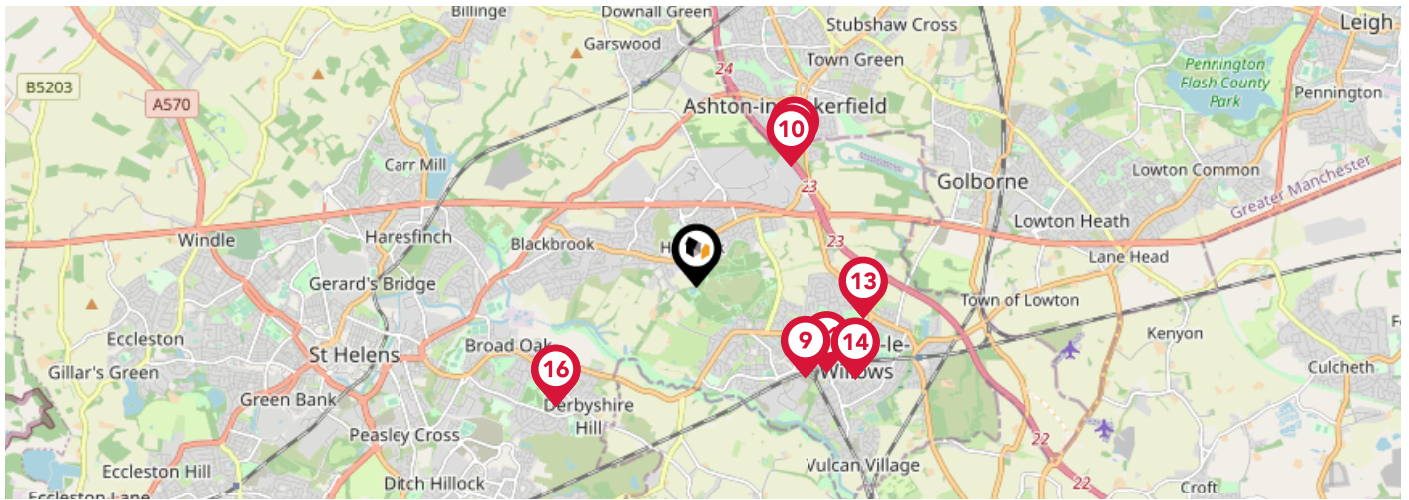
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

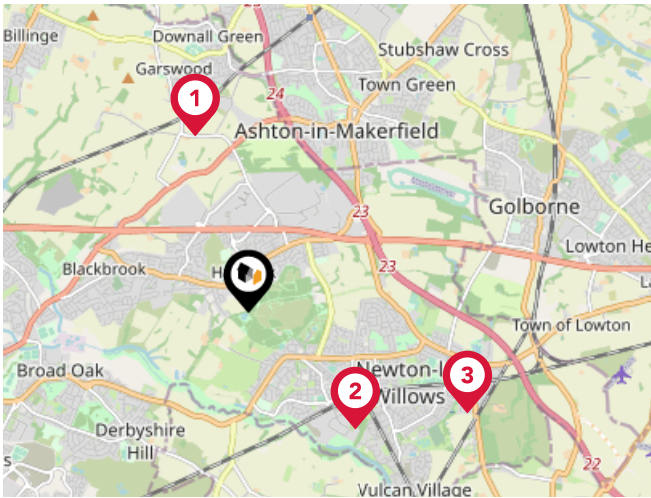


		Nursery	Primary	Secondary	College	Private
1	St James' Church of England Primary School Ofsted Rating: Good Pupils: 169 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Haydock English Martyrs' Primary School Ofsted Rating: Good Pupils: 330 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grange Valley Primary School Ofsted Rating: Outstanding Pupils: 264 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Haydock High School Ofsted Rating: Inadequate Pupils:0 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Legh Vale Primary School Ofsted Rating: Good Pupils: 503 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penkford School Ofsted Rating: Good Pupils: 54 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



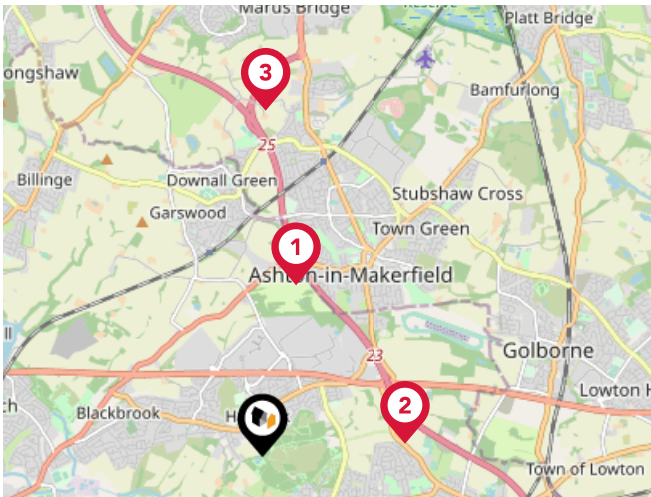
		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Junior School Ofsted Rating: Requires Improvement Pupils: 235 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Byrchall High School Ofsted Rating: Requires Improvement Pupils: 960 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Infant School Ofsted Rating: Requires Improvement Pupils: 218 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund Arrowsmith Catholic High School, Ashton-in-Makerfield Ofsted Rating: Good Pupils: 1212 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Academy Ofsted Rating: Requires Improvement Pupils: 1217 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newton-le-Willows Primary School Ofsted Rating: Good Pupils: 600 Distance:1.62	<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:1.63	<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:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



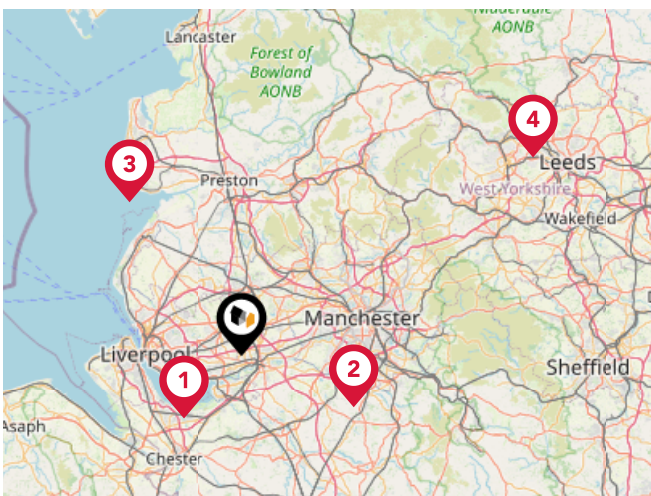
National Rail Stations

Pin	Name	Distance
1	Garswood Rail Station	1.62 miles
2	Earlestown Rail Station	1.41 miles
3	Newton-le-Willows Rail Station	2.14 miles



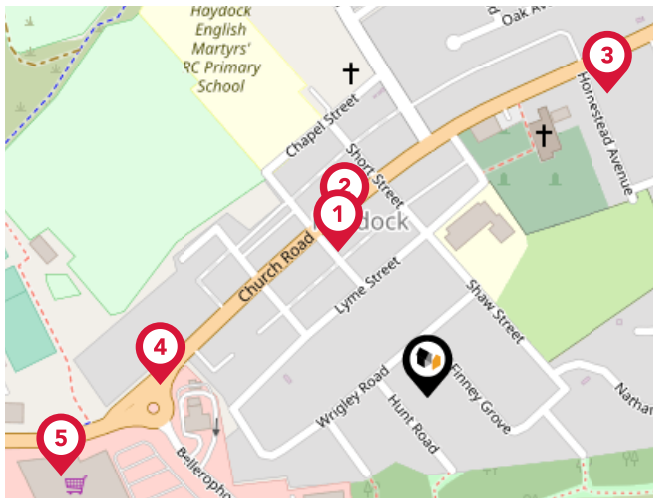
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J24	1.53 miles
2	M6 J23	1.27 miles
3	M6 J25	3.05 miles
4	M62 J8	3.54 miles
5	M62 J9	3.98 miles



Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.96 miles
2	Manchester Airport	17.57 miles
3	Blackpool International Airport	26.64 miles
4	Leeds Bradford International Airport	49.58 miles



Bus Stops/Stations

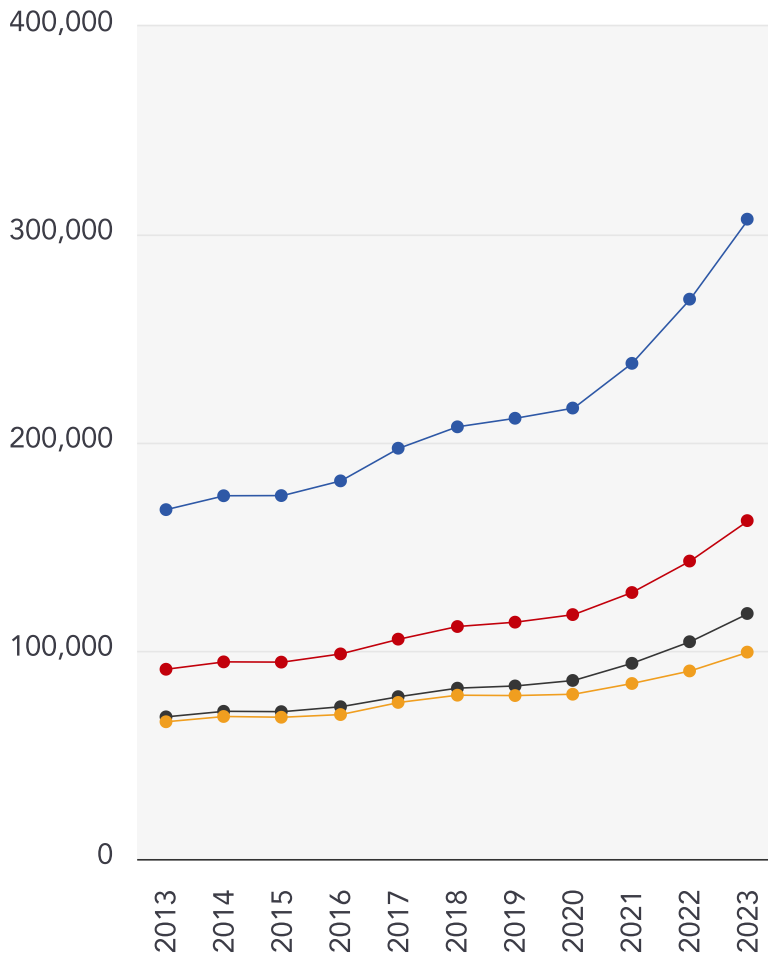
Pin	Name	Distance
1	North Street	0.09 miles
2	North Street	0.11 miles
3	Homestead Avenue	0.2 miles
4	Halton Street	0.15 miles
5	Bellerophon Way	0.21 miles

Market

House Price Statistics



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



Detached

+83.14%

Semi-Detached

+78.33%

Terraced

+72.71%

Flat

+50.75%

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

