

THINK

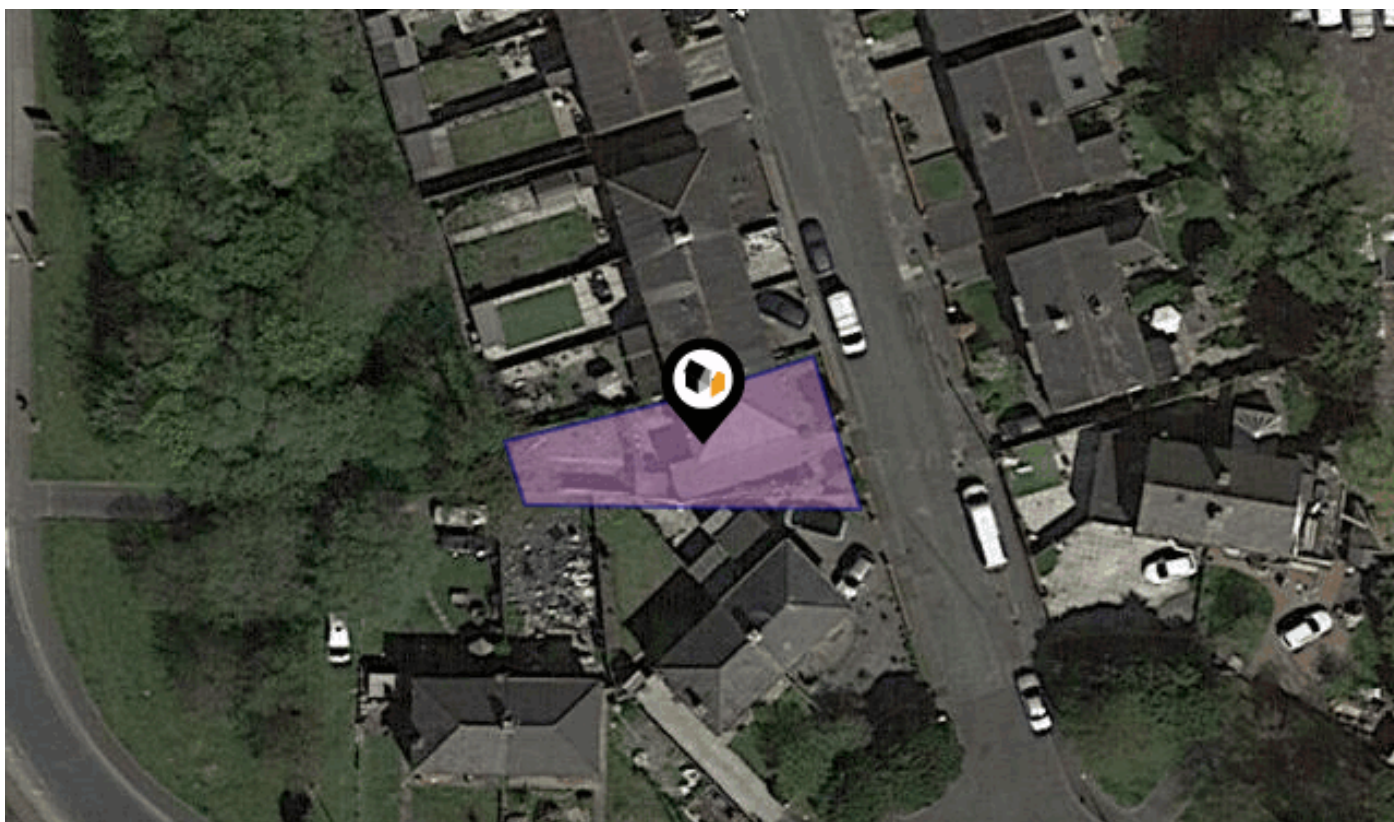


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th June 2023



KENYONS LANE NORTH, HAYDOCK, ST. HELENS, WA11

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

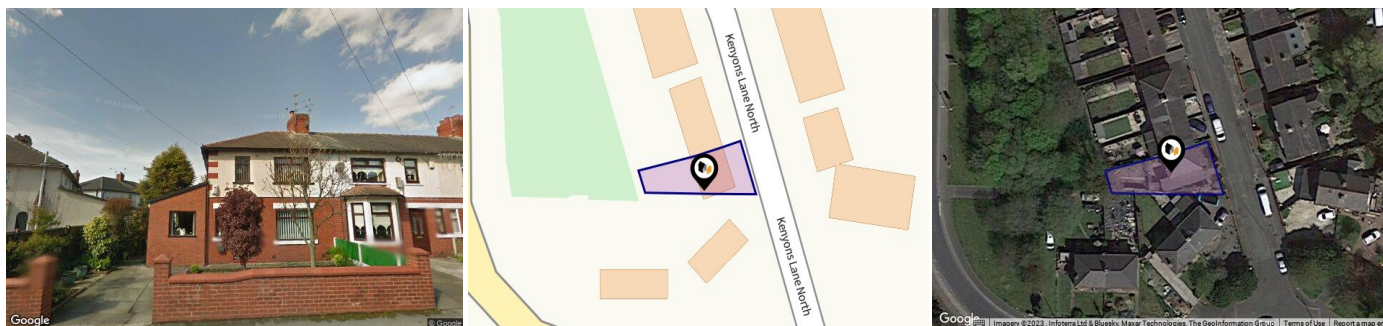
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Property

| | | | |
|-------------------------|--|------------------------------------|---------------------------------|
| Type: | Terraced | Last Sold £/ft²: | £103 |
| Bedrooms: | 3 | Tenure: | Leasehold |
| Floor Area: | 1,108 ft ² / 103 m ² | Start Date: | 06/05/1930 |
| Plot Area: | 0.06 acres | End Date: | 25/12/2928 |
| Year Built : | 1950-1966 | Lease Term: | 999 years from 25 December 1929 |
| Council Tax : | Band B | Term | 906 years |
| Annual Estimate: | £1,534 | Remaining: | |
| Title Number: | MS208869 | | |
| UPRN: | 39076421 | | |

Local Area

| | |
|---------------------------|-------------------|
| Local Authority: | St Helens Council |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|------------------|
| 6 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



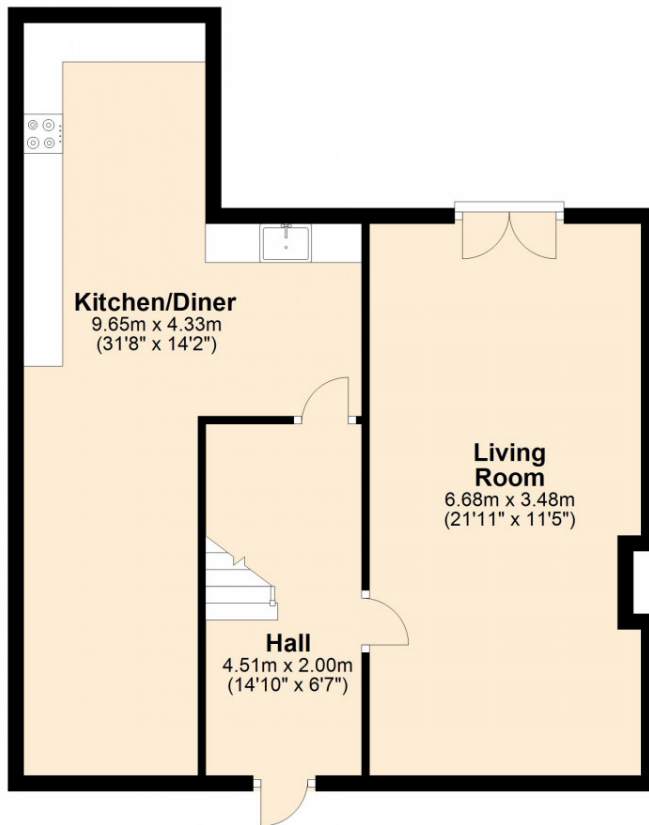
Satellite/Fibre TV Availability:



KENYONS LANE NORTH, HAYDOCK, ST. HELENS, WA11

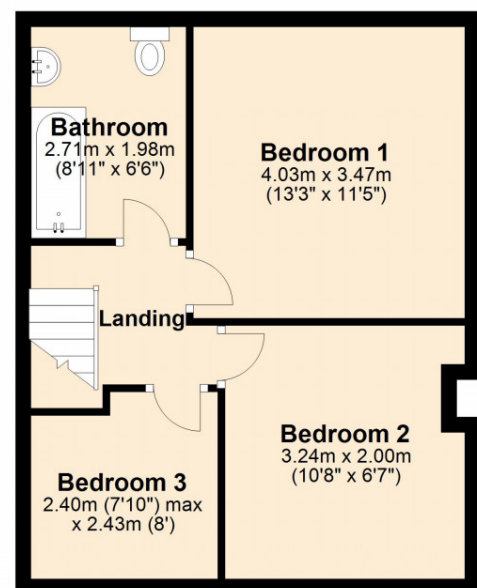
Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 sq. feet)

HAYDOCK, WA11

Energy rating

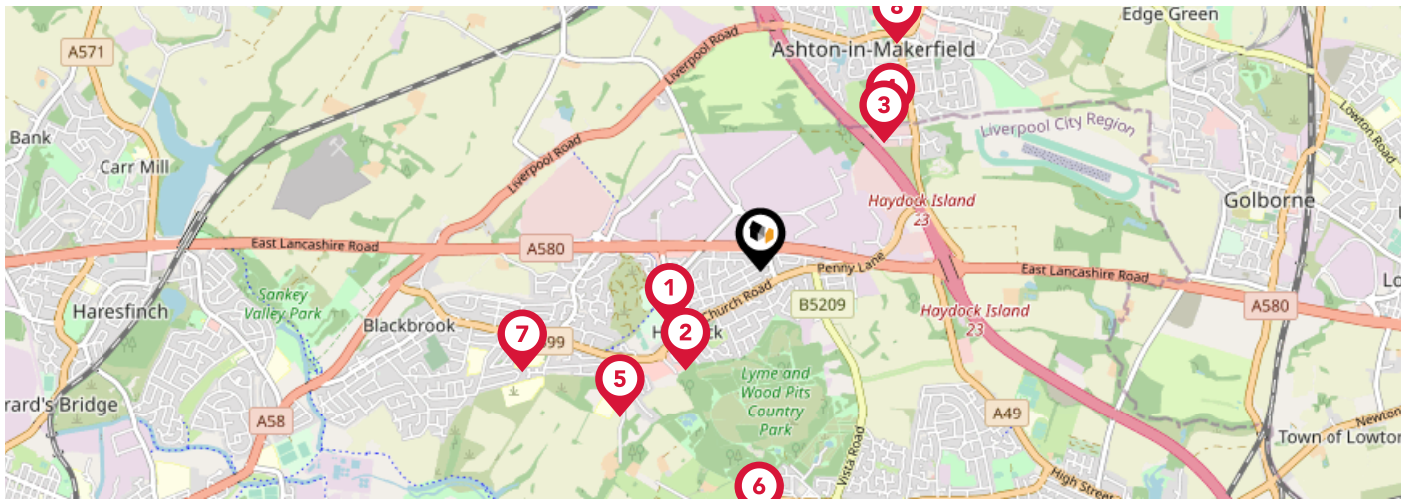
D

Valid until 10.11.2030

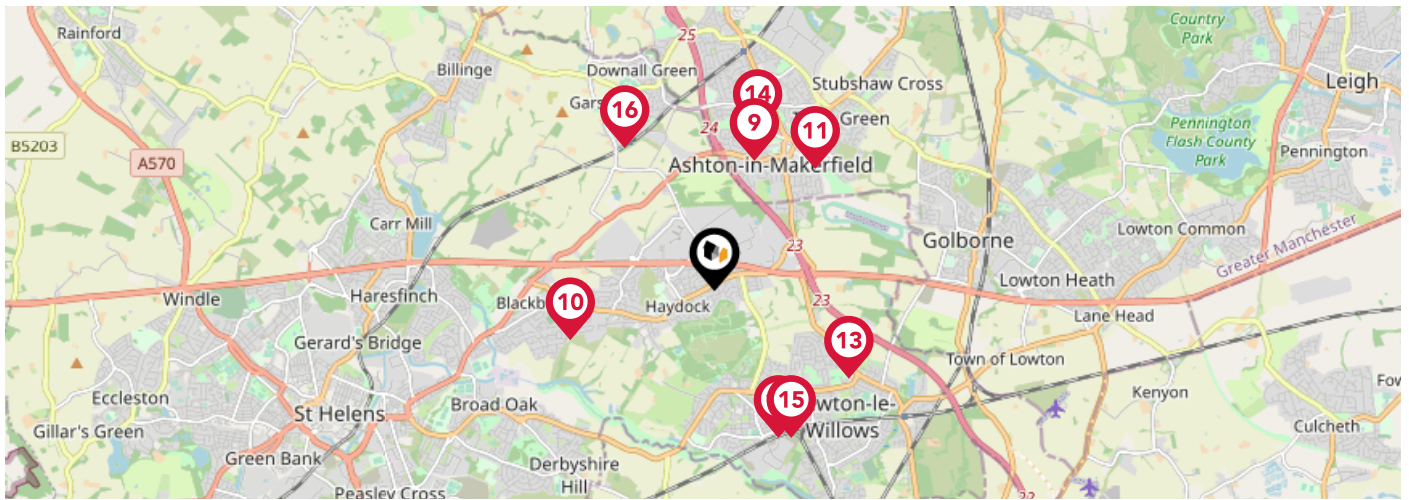
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Off-peak 7 hour |
| 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, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 103 m ² |

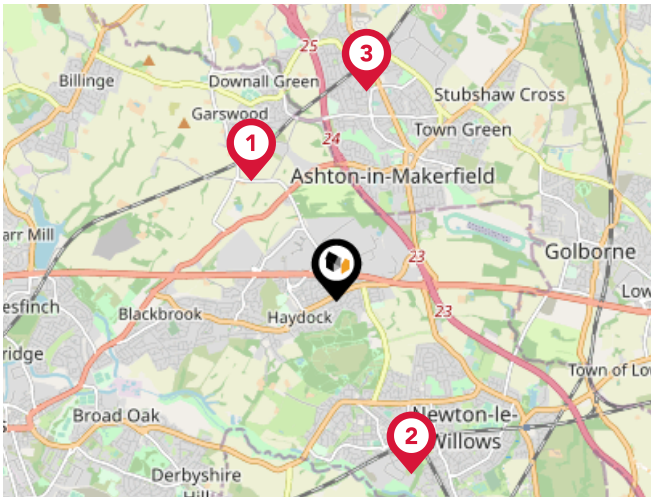


| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 Haydock English Martyrs' Primary School Ofsted Rating: Good Pupils: 330 Distance:0.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 St James' Church of England Primary School Ofsted Rating: Good Pupils: 169 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 The Byrchall High School Ofsted Rating: Requires Improvement Pupils: 960 Distance:0.79 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 St Edmund Arrowsmith Catholic High School, Ashton-in-Makerfield Ofsted Rating: Good Pupils: 1212 Distance:0.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 Grange Valley Primary School Ofsted Rating: Outstanding Pupils: 264 Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 Haydock High School Ofsted Rating: Inadequate Pupils:0 Distance:1.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 St Oswald's Catholic Primary School Ofsted Rating: Good Pupils: 326 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



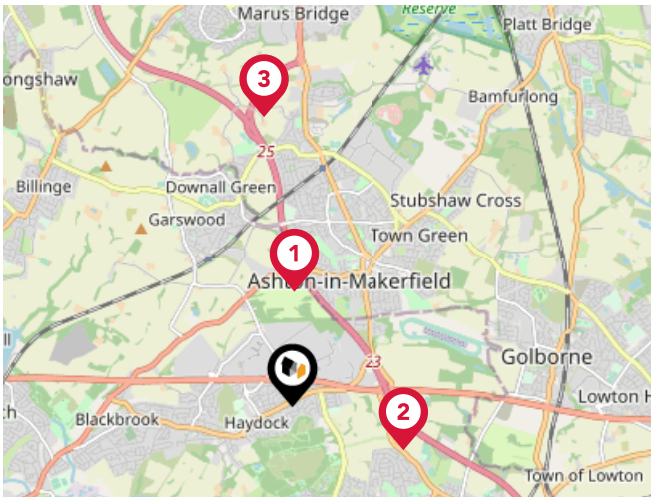
| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | R L Hughes Primary School Ofsted Rating: Good Pupils: 442 Distance: 1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Legh Vale Primary School Ofsted Rating: Good Pupils: 503 Distance: 1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Thomas CofE Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance: 1.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Hope Academy Ofsted Rating: Requires Improvement Pupils: 1217 Distance: 1.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cansfield High School Ofsted Rating: Good Pupils: 987 Distance: 1.46 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Mary's Catholic Junior School Ofsted Rating: Requires Improvement Pupils: 235 Distance: 1.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Garswood Primary and Nursery School Ofsted Rating: Outstanding Pupils: 200 Distance: 1.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



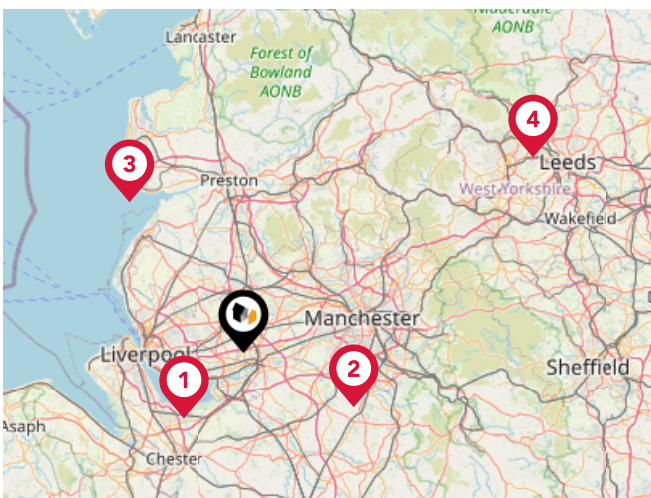
National Rail Stations

| Pin | Name | Distance |
|----------|-------------------------|------------|
| 1 | Garswood Rail Station | 1.3 miles |
| 2 | Earlestown Rail Station | 1.66 miles |
| 3 | Bryn Rail Station | 1.87 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|--------|------------|
| 1 | M6 J24 | 1.01 miles |
| 2 | M6 J23 | 1.05 miles |
| 3 | M6 J25 | 2.58 miles |
| 4 | M62 J8 | 4 miles |
| 5 | M6 J26 | 4.6 miles |

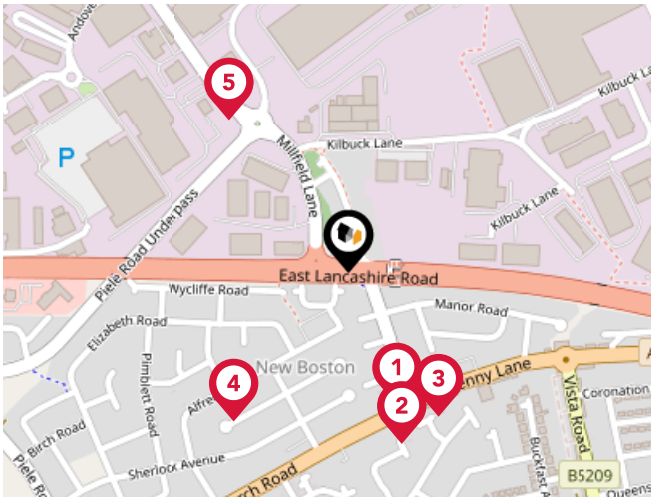


Airports/Helipads

| Pin | Name | Distance |
|----------|--------------------------------------|-------------|
| 1 | Liverpool John Lennon Airport | 12.51 miles |
| 2 | Manchester Airport | 17.52 miles |
| 3 | Blackpool International Airport | 26.42 miles |
| 4 | Leeds Bradford International Airport | 49.07 miles |

Area

Transport (Local)



Bus Stops/Stations

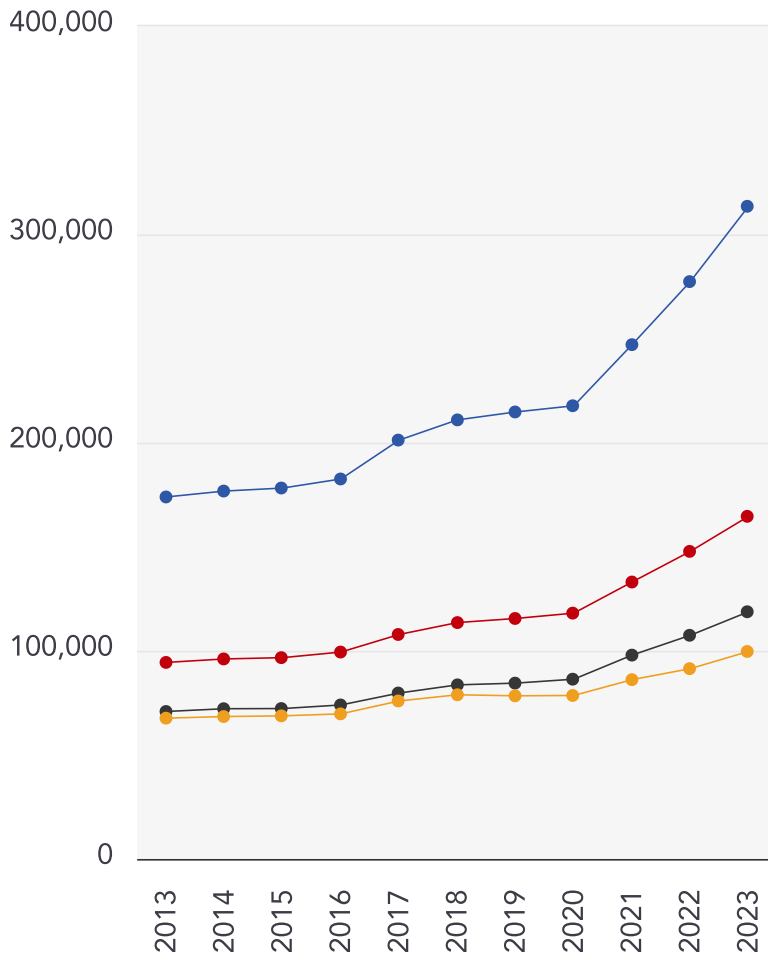
| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Winsford Close | 0.16 miles |
| 2 | Kenyons Lane South | 0.2 miles |
| 3 | Kenyons Lane South | 0.19 miles |
| 4 | Johns Avenue | 0.21 miles |
| 5 | Hall Wood Avenue | 0.21 miles |

Market

House Price Statistics



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



Detached

+80.29%

Semi-Detached

+74.32%

Terraced

+67.61%

Flat

+47.36%

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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