

THINK

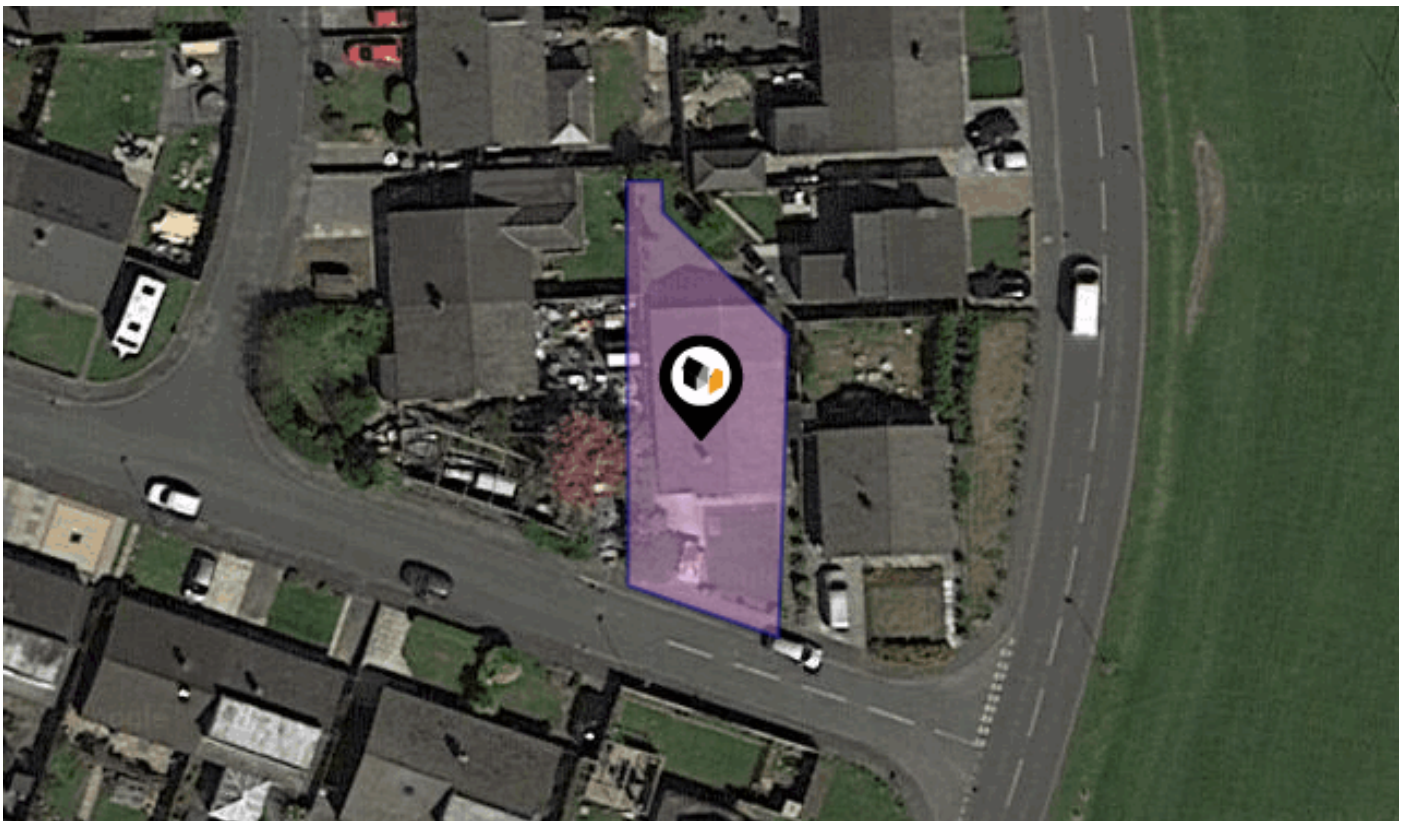


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd March 2023



CAMBORNE ROAD, BURTONWOOD, WARRINGTON, WA5

Think Estate Agents

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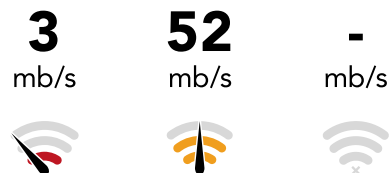


Property

Type:	Detached	Last Sold £/ft ² :	£173
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Title Number:	CH238003		
UPRN:	100010270015		

Local Area

Local Authority:	Warrington	Estimated Broadband Speeds
Flood Risk:	Very Low	(Standard - Superfast - Ultrafast)
Conservation Area:	No	

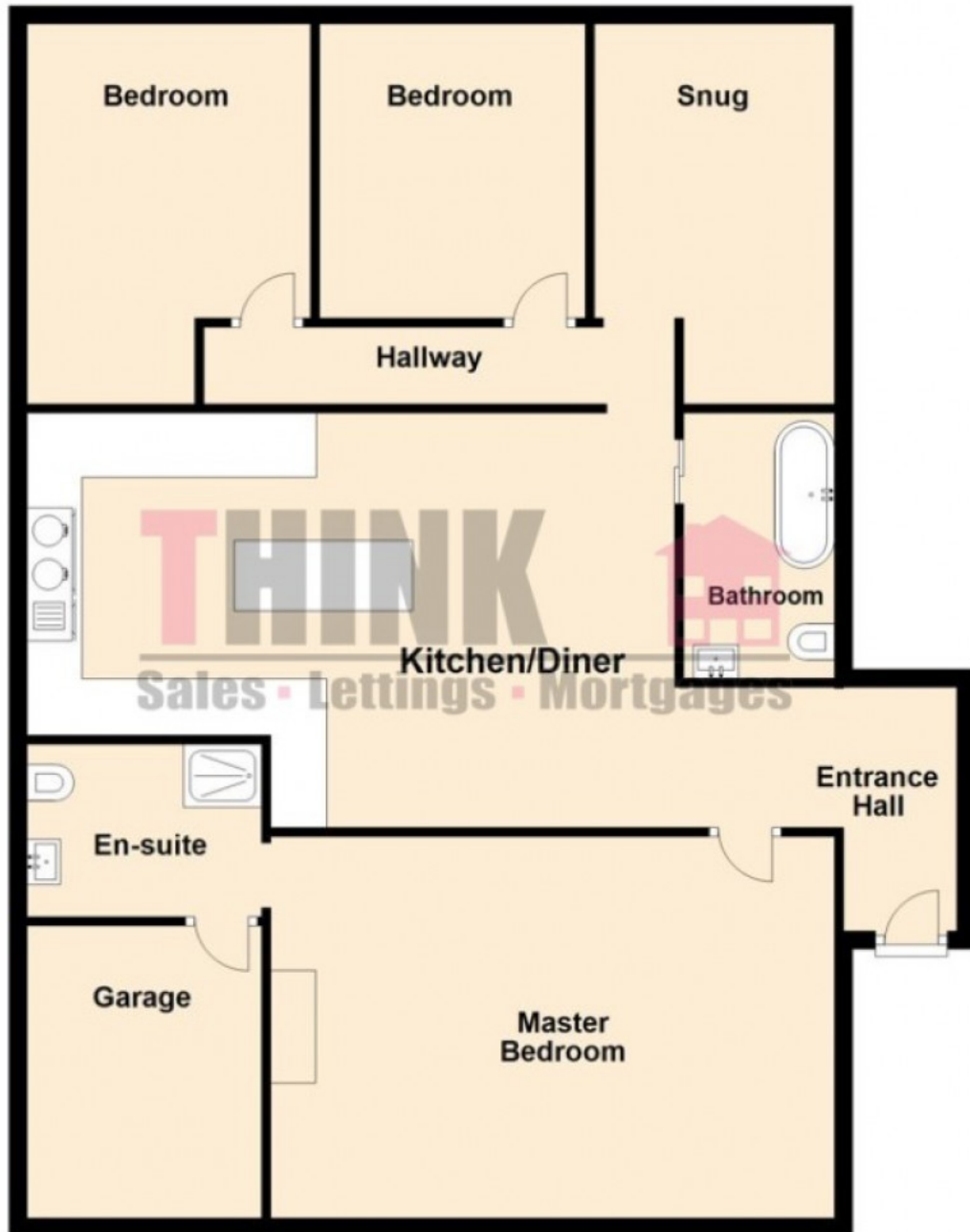


Satellite/Fibre TV Availability:



CAMBORNE ROAD, BURTONWOOD, WARRINGTON, WA5

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



Camborne Road, Burtonwood, WA5

Energy rating

D

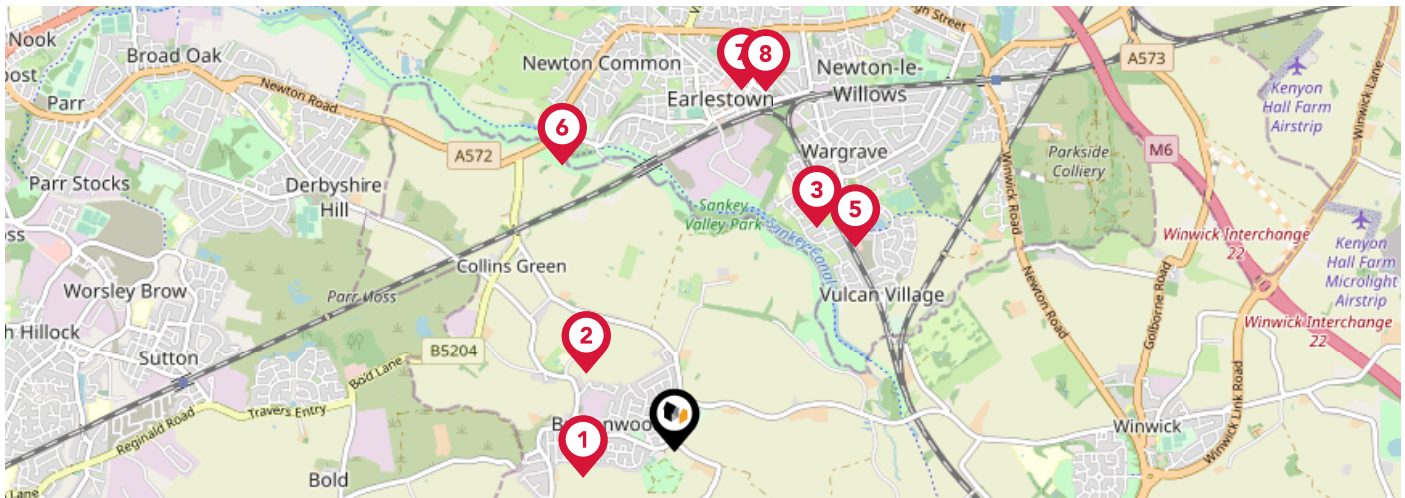
Valid until 15.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

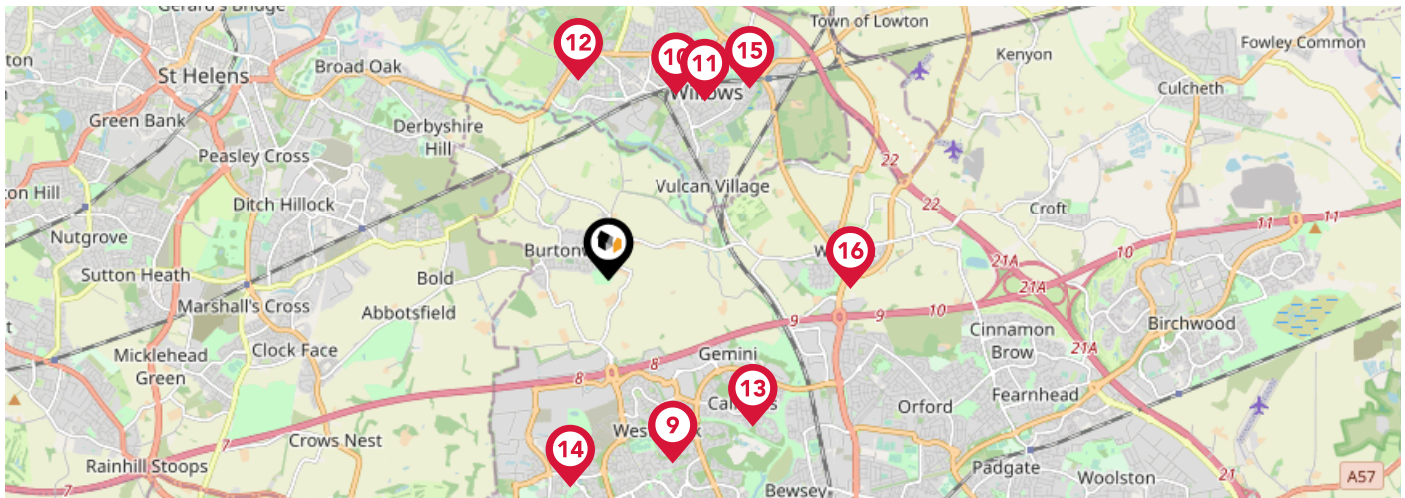
Additional EPC Data

Property Type:	Bungalow
Build Form:	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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 17% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	111 m ²

Area Schools



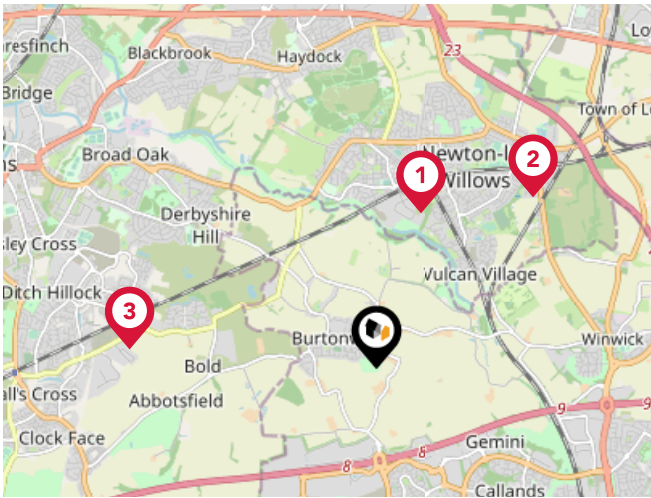
		Nursery	Primary	Secondary	College	Private
1	St Paul of the Cross Catholic Primary School Ofsted Rating: Good Pupils: 143 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Burtonwood Community Primary School Ofsted Rating: Outstanding Pupils: 204 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wargrave CofE Primary School Ofsted Rating: Good Pupils: 397 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd) Ofsted Rating: Good Pupils:0 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wargrave House School Ofsted Rating: Good Pupils: 53 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penkford School Ofsted Rating: Good Pupils: 54 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Junior School Ofsted Rating: Requires Improvement Pupils: 235 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St Philip (Westbrook) CofE Aided Primary School Ofsted Rating: Good Pupils: 547 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Catholic Infant School Ofsted Rating: Requires Improvement Pupils: 218 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newton-le-Willows Primary School Ofsted Rating: Good Pupils: 600 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Callands Community Primary School Ofsted Rating: Outstanding Pupils: 345 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barrow Hall Community Primary School Ofsted Rating: Good Pupils: 605 Distance:1.86	<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:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Winwick CofE Primary School Ofsted Rating: Good Pupils: 187 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

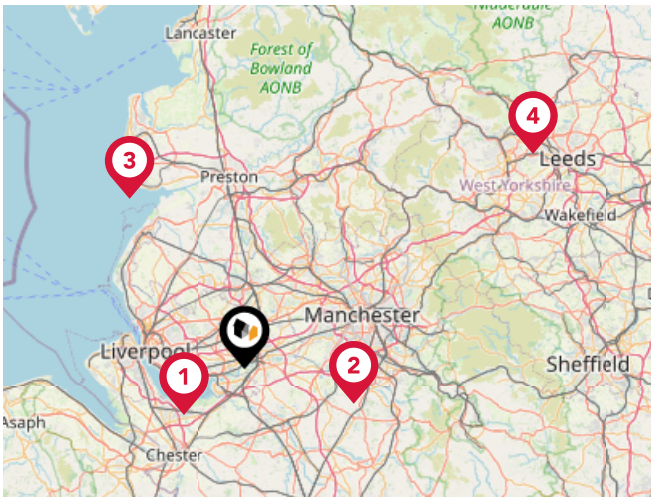
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	1.43 miles
2	Newton-le-Willows Rail Station	2.05 miles
3	St Helens Junction Rail Station	2.19 miles

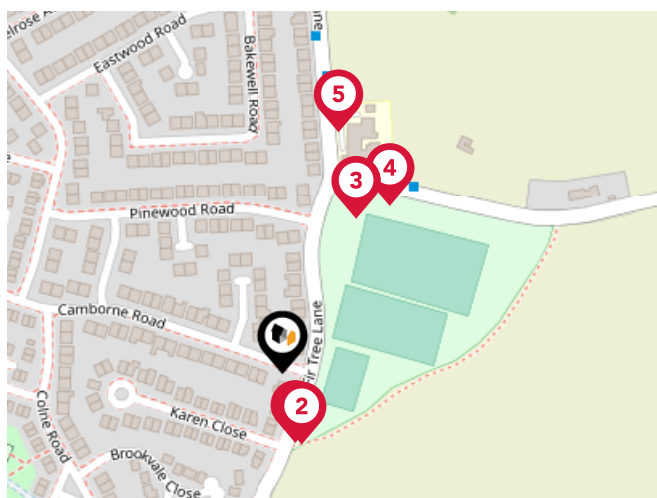


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	10.74 miles
2	Manchester Airport	16.2 miles
3	Blackpool International Airport	28.93 miles
4	Leeds Bradford International Airport	50.54 miles

Area

Transport (Local)



Bus Stops/Stations

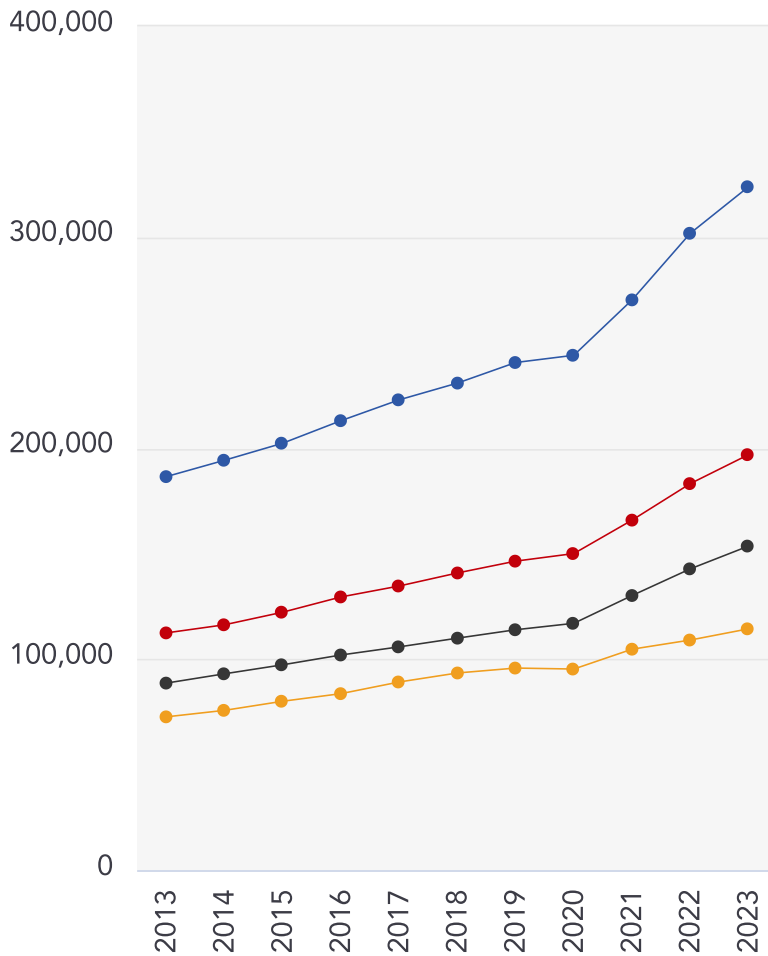
Pin	Name	Distance
1	Camborne Road	0.04 miles
2	Camborne Road	0.04 miles
3	Fir Tree Lane	0.1 miles
4	Fir Tree Lane	0.11 miles
5	Nursing Home	0.14 miles

Market

House Price Statistics



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



Detached

+73.66%

Semi-Detached

+75.12%

Terraced

+73.24%

Flat

+57.4%

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



/ThinkSLM



/ThinkUK

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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