

AI Response

29 May 2026 at 15:16

I'll value 37 WA3 1EG and provide you with comparables, market context, and a detailed street assessment. Now let me search for comparable properties nearby to give you a full picture:##

Valuation: 37 Canaan, Lowton WA3 1EG

Base Valuation

Metric	Value
Estimated Value	£238,000
Valuation Range	£219,000 – £257,000
Confidence Level	High
Price per sqm	£3,329
Floor Area	73 sqm
Typed Comparables	20
Market Comparables	751

Condition Assumption: Average (no adjustment applied). As no recent photos are available, this represents a neutral baseline. The condition scenarios table below shows how the valuation shifts with different conditions.

Comparable Sales on Canaan Street

Address	Type	Bedrooms	Sold	Price	Days to Sell
39 Canaan	Semi	3	14/08/2024	£200,000	30+
56 Canaan	Semi	?	03/08/2022	£204,000	–
62 Canaan	Terraced	?	29/04/2022	£199,000	–
83 Canaan	Terraced	2	02/05/2025	£193,500	–
85 Canaan	Terraced	2	04/06/2025	£198,500	–
87 Canaan	Terraced	?	19/08/2022	£210,000	–
10 Canaan	Terraced	?	26/01/2022	£207,500	–

Note: Your property is a semi-detached house with 5 habitable rooms (EPC), placing it between the 3-bed semi (No. 39 at £200,000) and smaller terraced comparables. The

£238,000 valuation reflects the step up in property type and size.

Market Context

Immediate Area (WA3 1EG Grid)

- **Market Momentum:** 0.92 (strong)
- **Sell-Through Rate:** 85.7% (very healthy)
- **Failure Rate:** 14.3% (below average — good market quality)
- **Average Seller Discount:** -2.4% (tight pricing)
- **Average Days to Sell:** 73 days (Bernhaus estate average)
- **Recent Activity:** 1 active listing, 6 sales in last 6 months

Price Trend (Last 5 Years)

Year	Median Price	Sales
2025	£225,000	10
2024	£215,000	20
2023	£239,000	13
2022	£235,000	13
2021	£212,500	20

Your valuation of £238,000 sits just above the 2024 median and aligns with 2023 levels, suggesting stable pricing in a well-performing micro-market.

Condition Scenarios

If you have local knowledge of the property's condition, use the appropriate scenario below:

Condition	Adjustment	Estimated Value
Poor	-11%	£212,000
Below Average	-6%	£225,000
Average (<i>baseline</i>)	0%	£238,000
Good	+4%	£246,000
Excellent	+7%	£255,000
Showroom	+10%	£262,000

Physical Analysis

Property Assessment

This is a well-presented, modern brick-built semi-detached home from the 2000s, typical of the contemporary estate development on Canaan Road.

Feature	Detail
Property Type	Semi-Detached
Construction	Red brick
Storeys	2
Era	2000s (Modern)
Roof	Pitched tile
Front Garden	Paved over
Driveway	No
Garage	No
Extension Visible	No
Kerb Appeal	Fair
Condition	Well maintained

Street Character

Canaan is a planned modern residential estate with contemporary properties arranged on curved roads and adequate infrastructure. The street feels well-ordered and maintained.

Feature	Assessment
Street Type	Estate Road (curved)
Parking	Moderate on-street provision
Tree Coverage	Low
Road Width	Standard
Footpath	Present
Neighbourhood Feel	Modern residential estate with adequate road infrastructure; planned development layout

Verdict: A typical modern estate street with fair kerb appeal. Limited parking but well-maintained infrastructure. No properties show visible extensions.

Neighbourhood Intelligence

Aspect	Rating	Implication
Housing Density	Medium	Balanced spacing — neither cramped nor overly spread
Garden Depth	Medium	Modest rear gardens; rear extension viability is good if planning permits
Greenery Level	High	Well-planted estate — parks/green spaces nearby
Parking Pressure	Medium	Adequate on-street provision; no acute parking stress
Extension Prevalence	Medium	Some extensions visible locally; established pattern
Planning Friendliness	Medium	Standard local planning rules; check specific council policy
Rear Extension Viability	High	Good prospect for single or double-storey rear extension
Side Extension Viability	Medium	Possible but constrained by plot width
Terracing Effect Risk	Low	Semi-detached properties avoid terracing problems
Overdevelopment Risk	Low	Medium density keeps overbuilding risk low
Family Appeal	High	Estate has good schools access and family facilities
Street Desirability	Medium	Popular modern estate; typical for demographic

Planning Takeaway: Rear extension viability is excellent — this property has good potential for value-add extensions if owners consider future improvements. Low terracing risk given semi-detached status.

Current Market Activity (0.25 miles)

Only 1 active semi-detached listing nearby:

- [Lindisfarne Avenue](#) – 3-bed semi, £205,000, 95 days on market

Your property at £238,000 reflects the semi-detached premium over 2-bed terraced comparables (£193–£210k) and sits in a healthy market with strong sell-through rates.

Summary

37 Canaan is **valued at £238,000** — a solid position for a modern semi-detached home on a well-maintained estate. The high confidence reflects 20 typed comparables and strong local