

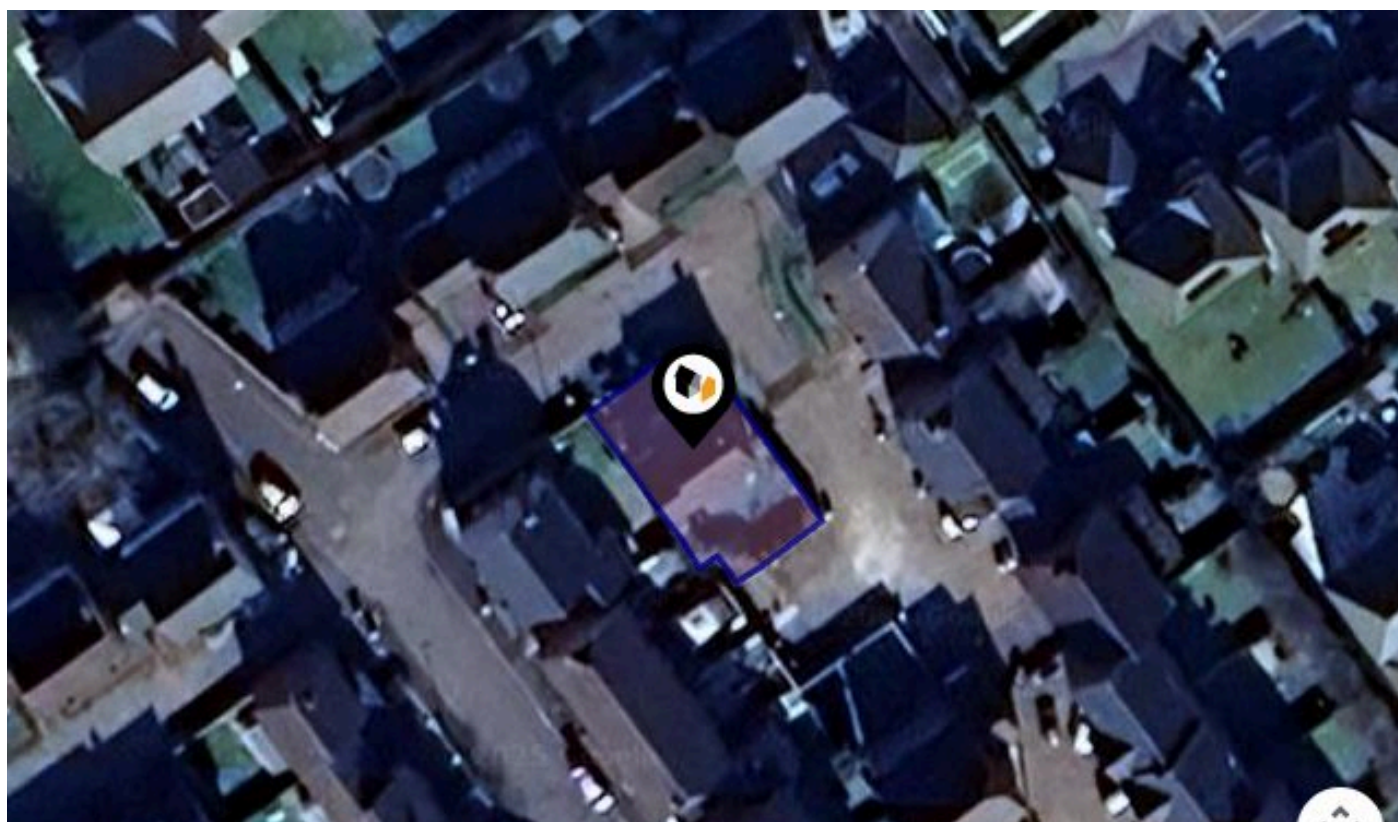


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



WHITTAKER CLOSE, CONGLETON, CW12

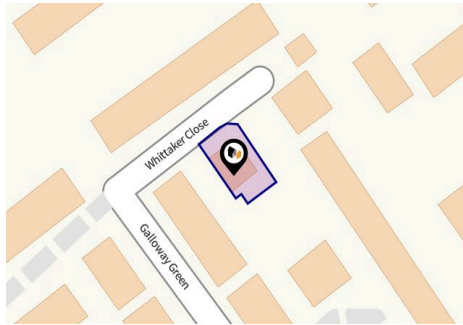
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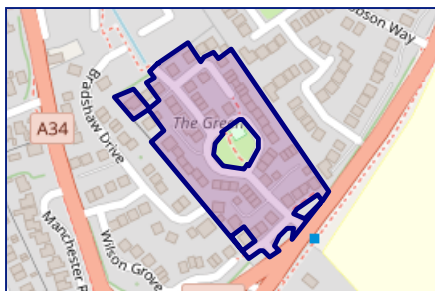
Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	26/05/2011
Floor Area:	807 ft ² / 75 m ²	End Date:	17/02/3005
Plot Area:	0.05 acres	Lease Term:	999 years from 17 February 2006
Year Built :	2011	Term Remaining:	980 years
Council Tax :	Band D		
Annual Estimate:	£2,333		
Title Number:	CH604649		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	9	65	8000
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
				
				
				

Freehold Title Plan



CH459554

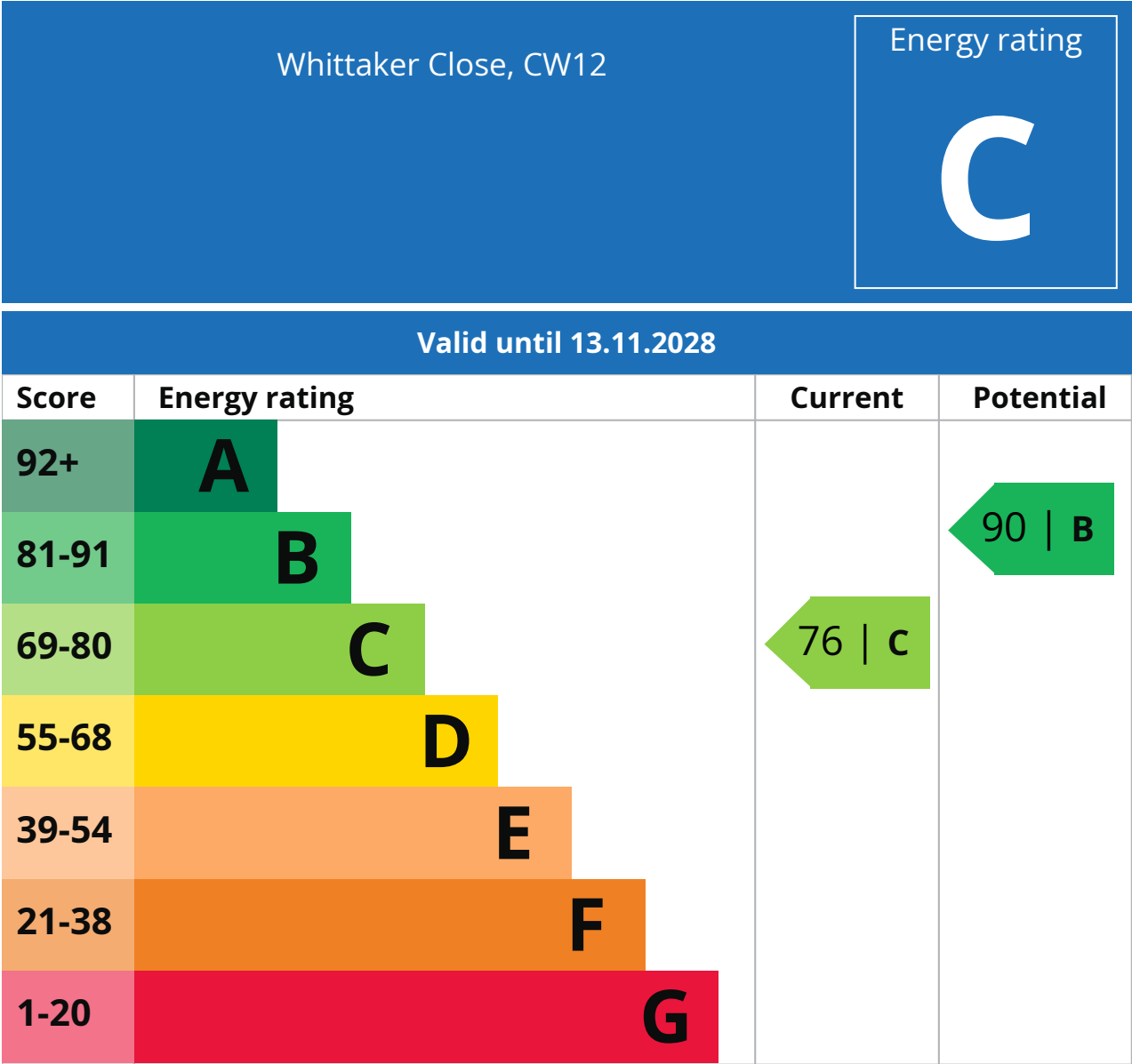
Leasehold Title Plan



CH604649

Start Date: 26/05/2011
End Date: 17/02/3005
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Property
EPC - Certificate



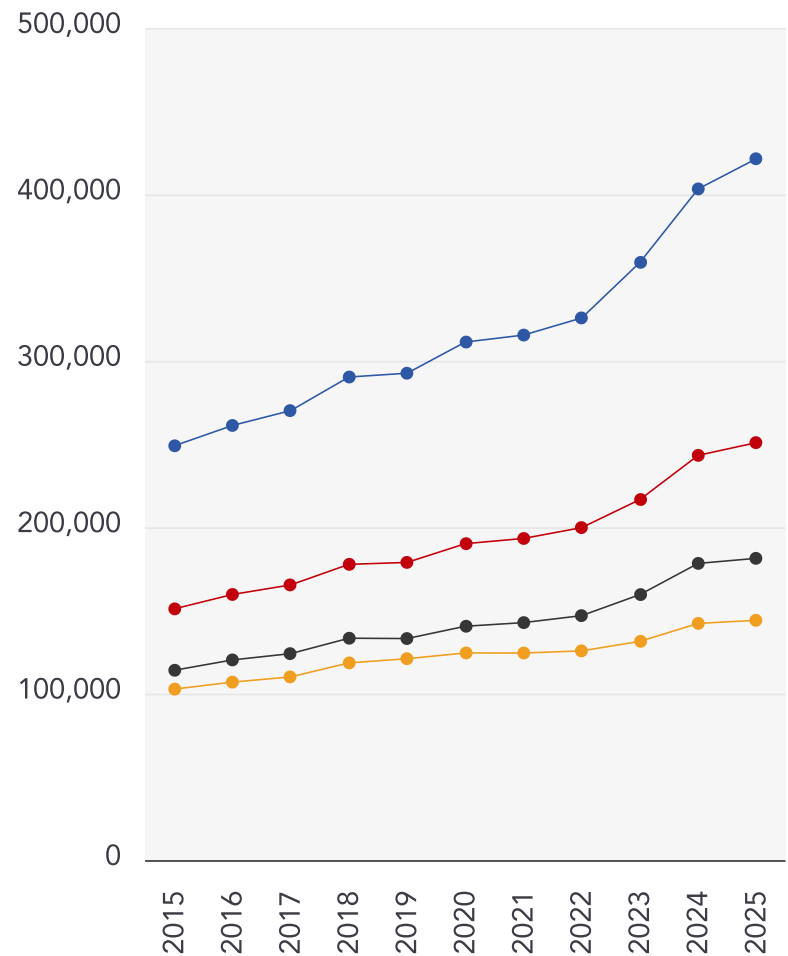
Additional EPC Data

Property Type:	House
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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 200 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 50% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	75 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW12



Detached

+69.27%

Semi-Detached

+66.15%

Terraced

+58.95%

Flat

+40.22%

Important - Please Read

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Please note that all appliances and heating systems are not tested by butters john bee and therefore no warranties can be given as to their good working order.

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