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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



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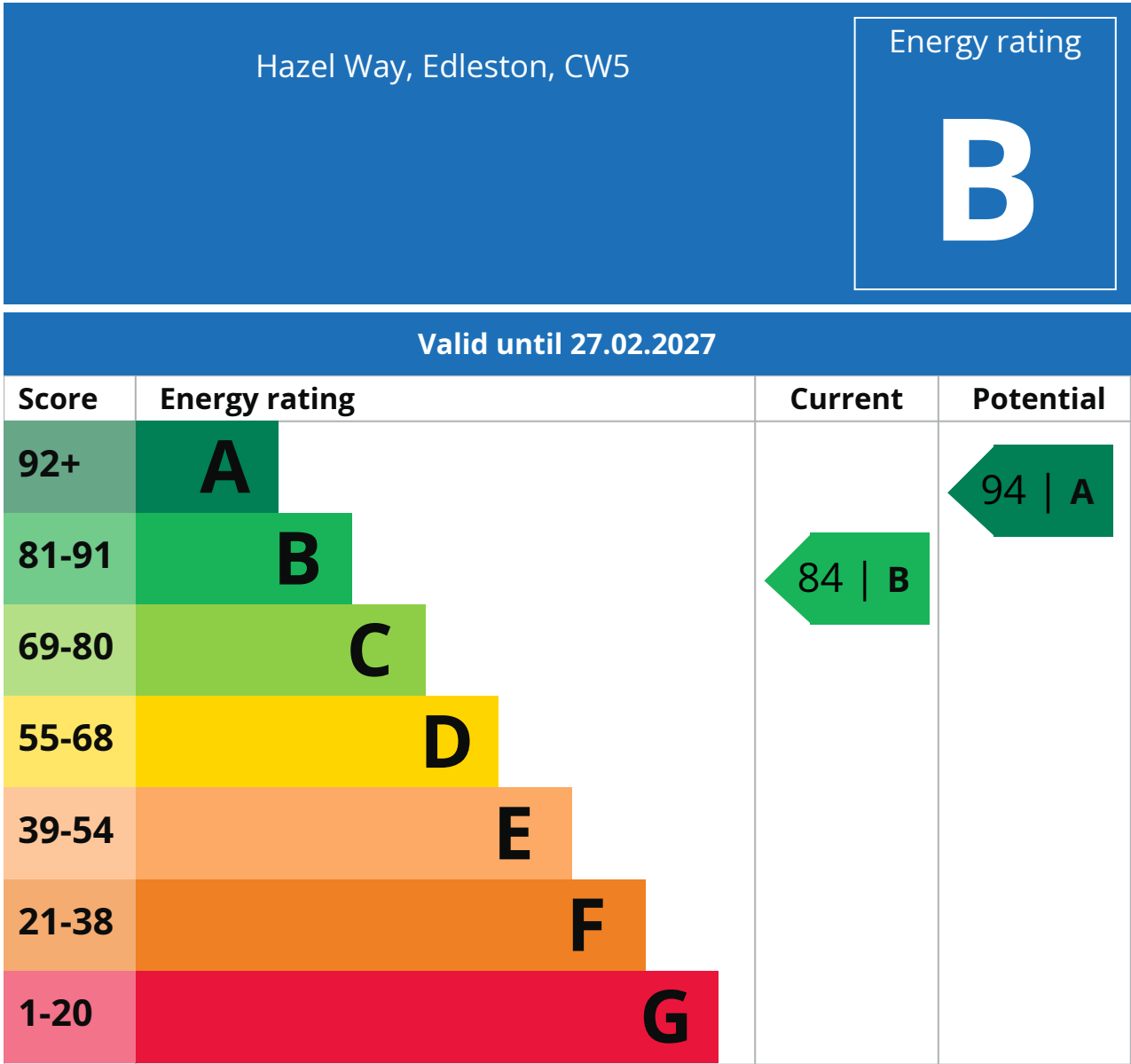
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	0		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.06 acres		
Year Built :	2017		
Council Tax :	Band E		
Annual Estimate:	£2,851		
Title Number:	CH658703		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Kirkton			
Flood Risk:				
● Rivers & Seas	Very low	7 mb/s	33 mb/s	1800 mb/s
● Surface Water	Medium			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

Property
EPC - Certificate



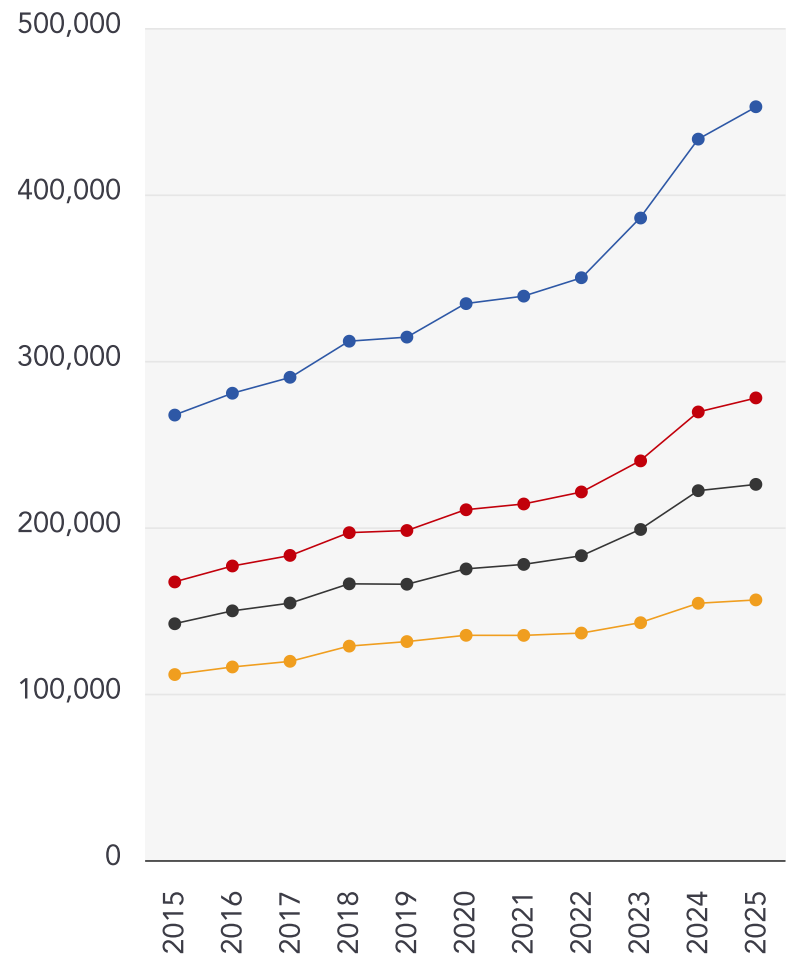
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	111 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW5



Detached

+69.27%

Semi-Detached

+66.15%

Terraced

+58.95%

Flat

+40.22%

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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Valuation Office
Agency

