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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025

RIDDLES AVENUE, WILLASTON, NANTWICH, CW5

butters john bee

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Property
Overview

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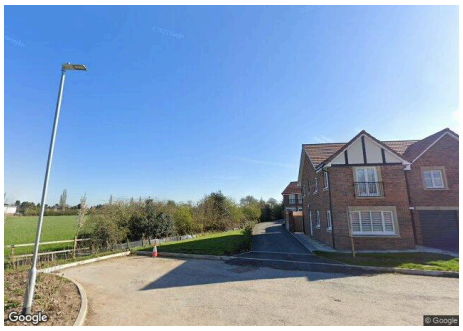

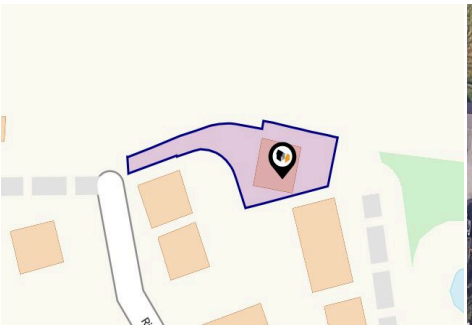

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,786 ft^2 / 166 m^2		
Plot Area:	0.13 acres		
Year Built :	2021		
Council Tax :	Band F		
Annual Estimate:	£3,369		
Title Number:	CH718093		

Local Area

Local Authority:	Cheshire east
Conservation Area:	Kirkton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	57	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

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Photos

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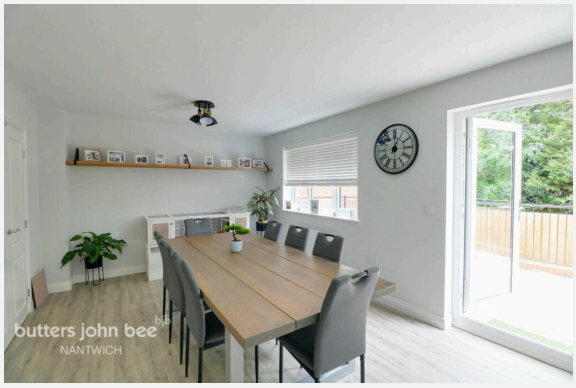

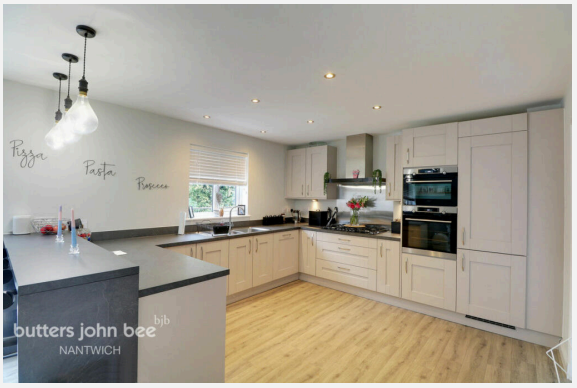

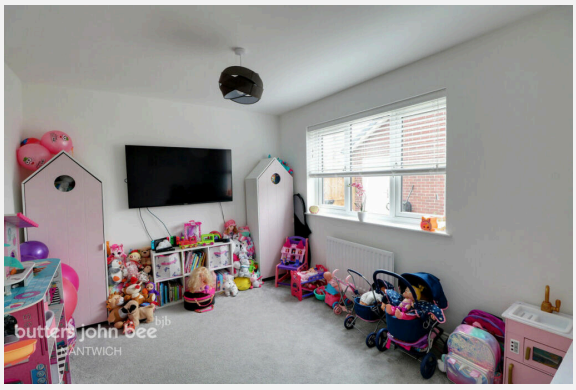

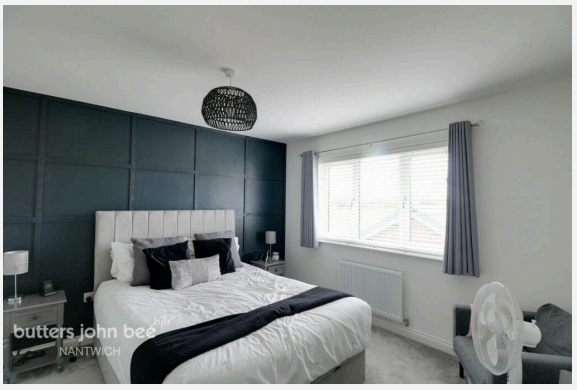

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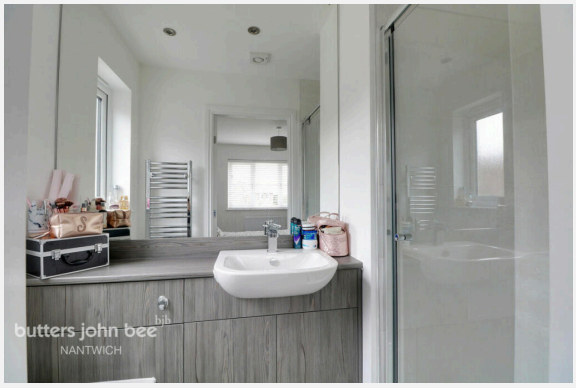

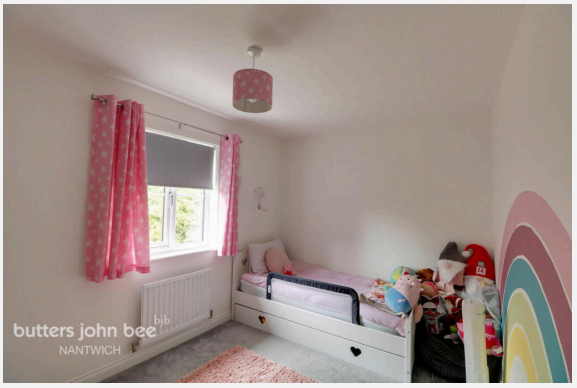

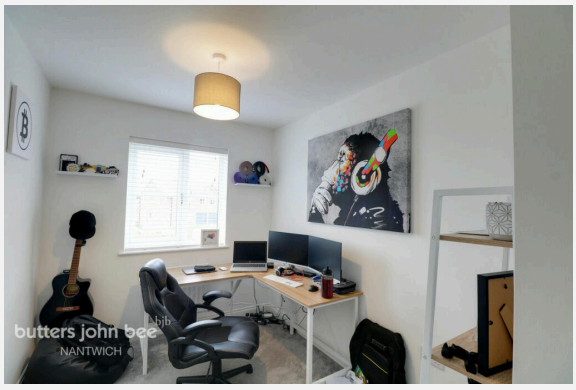

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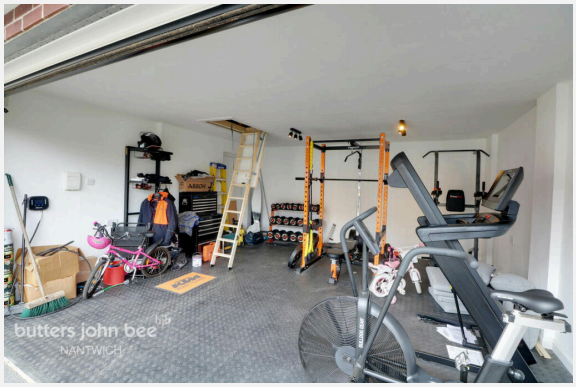

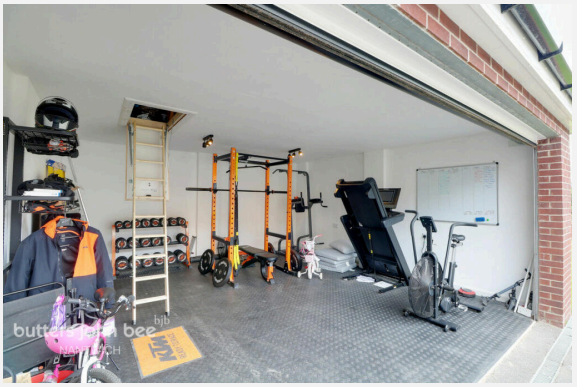

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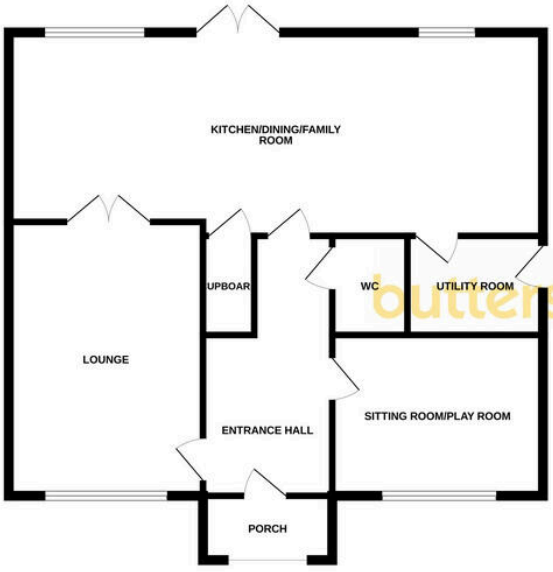
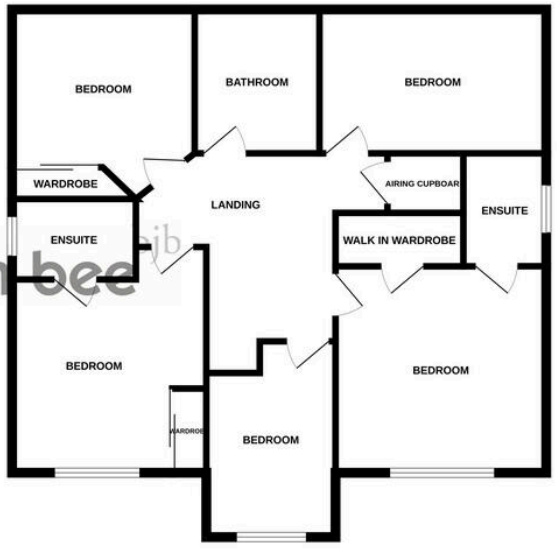
GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Riddles Avenue, Willaston, CW5

Energy rating

B

Valid until 29.07.2031

Score	Energy rating	Current	Potential
92+	A		92 | A
81-91	B	84 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m-Â¦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 0.14 W/m-Â¦K
Total Floor Area:	166 m^2

Market
House Price Statistics

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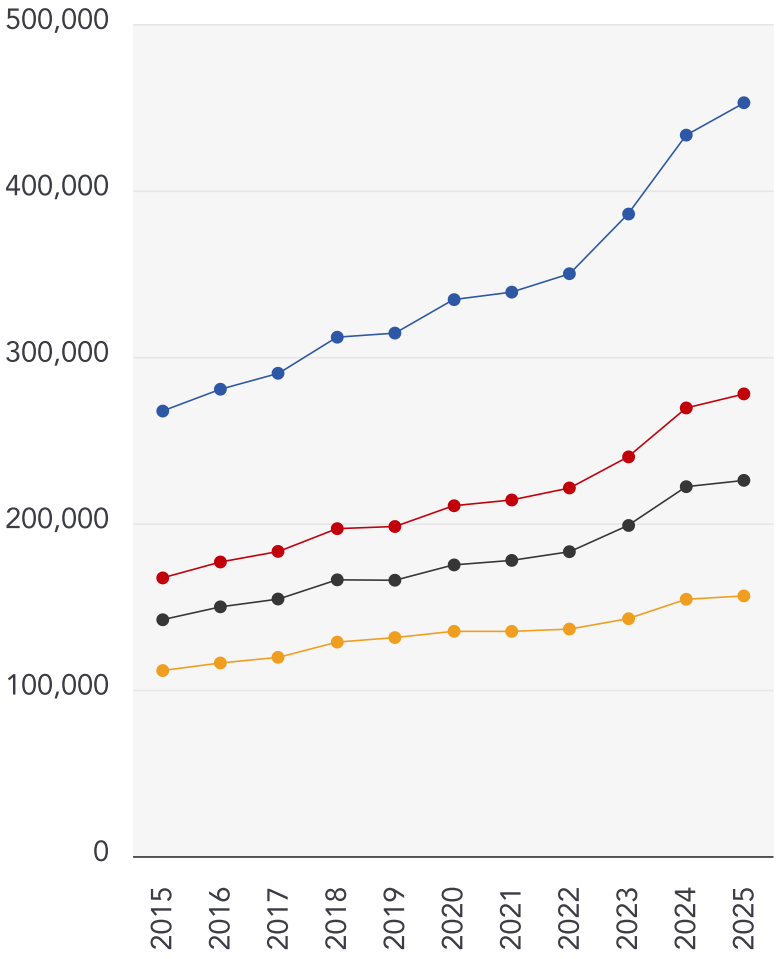
10 Year History of Average House Prices by Property Type in CW5



Detached

+69.27%

Semi-Detached

+66.15%

Terraced

+58.95%

Flat

+40.22%

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Agent
Disclaimer

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