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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 07<sup>th</sup> August 2025**



**HERON WAY, EDLESTON, NANTWICH, CW5**

**butters john bee**

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## Property

|                  |                                            |
|------------------|--------------------------------------------|
| Type:            | Semi-Detached                              |
| Bedrooms:        | 4                                          |
| Floor Area:      | 1,248 ft <sup>2</sup> / 116 m <sup>2</sup> |
| Plot Area:       | 0.07 acres                                 |
| Year Built :     | 2015                                       |
| Council Tax :    | Band D                                     |
| Annual Estimate: | £2,333                                     |
| Title Number:    | CH643645                                   |

Tenure: Freehold

## 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)

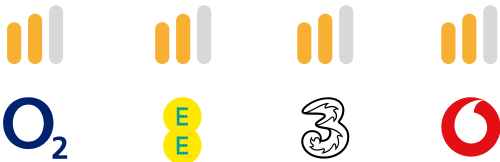
16  
mb/s



1800  
mb/s

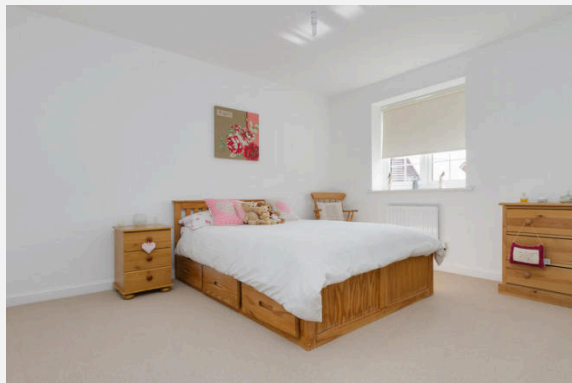
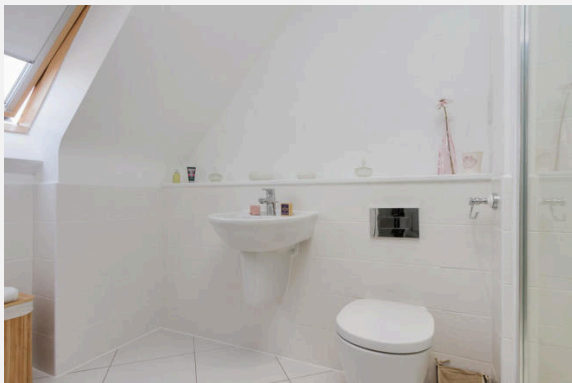
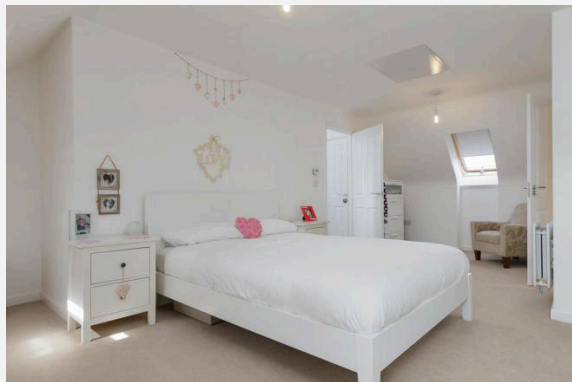


Mobile Coverage:  
(based on calls indoors)

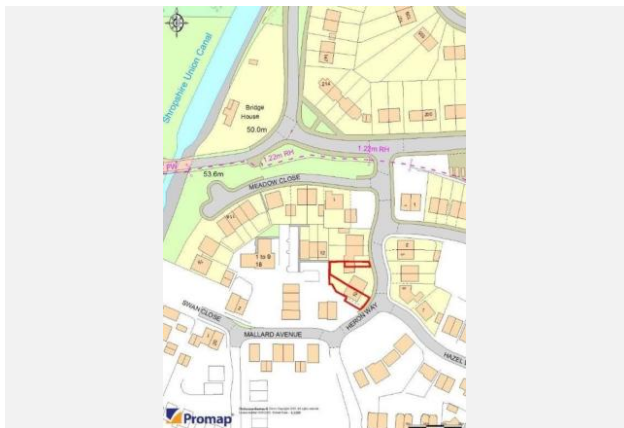
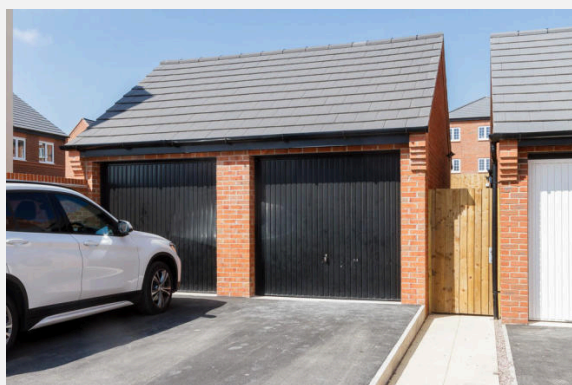


Satellite/Fibre TV Availability:

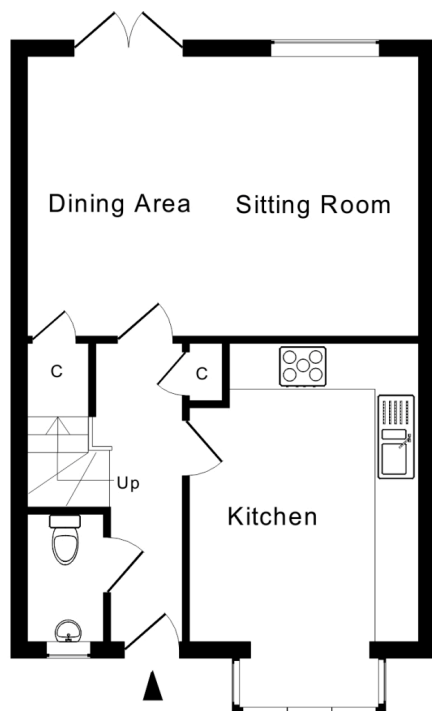








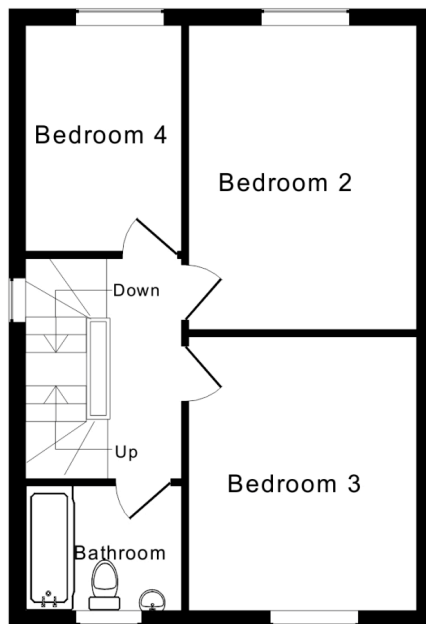
## HERON WAY, EDLESTON, NANTWICH, CW5



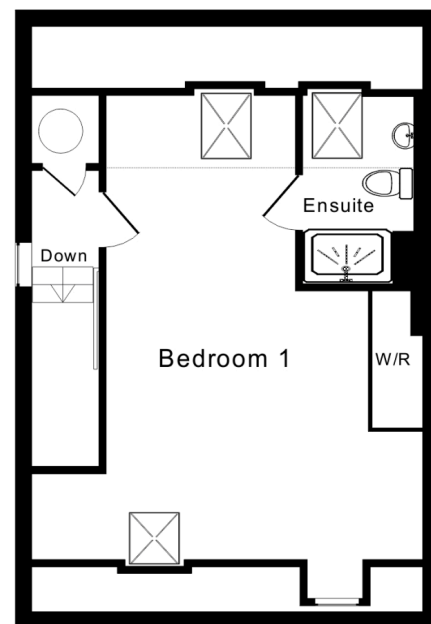
Ground Floor

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Dwg Ref :226-303j

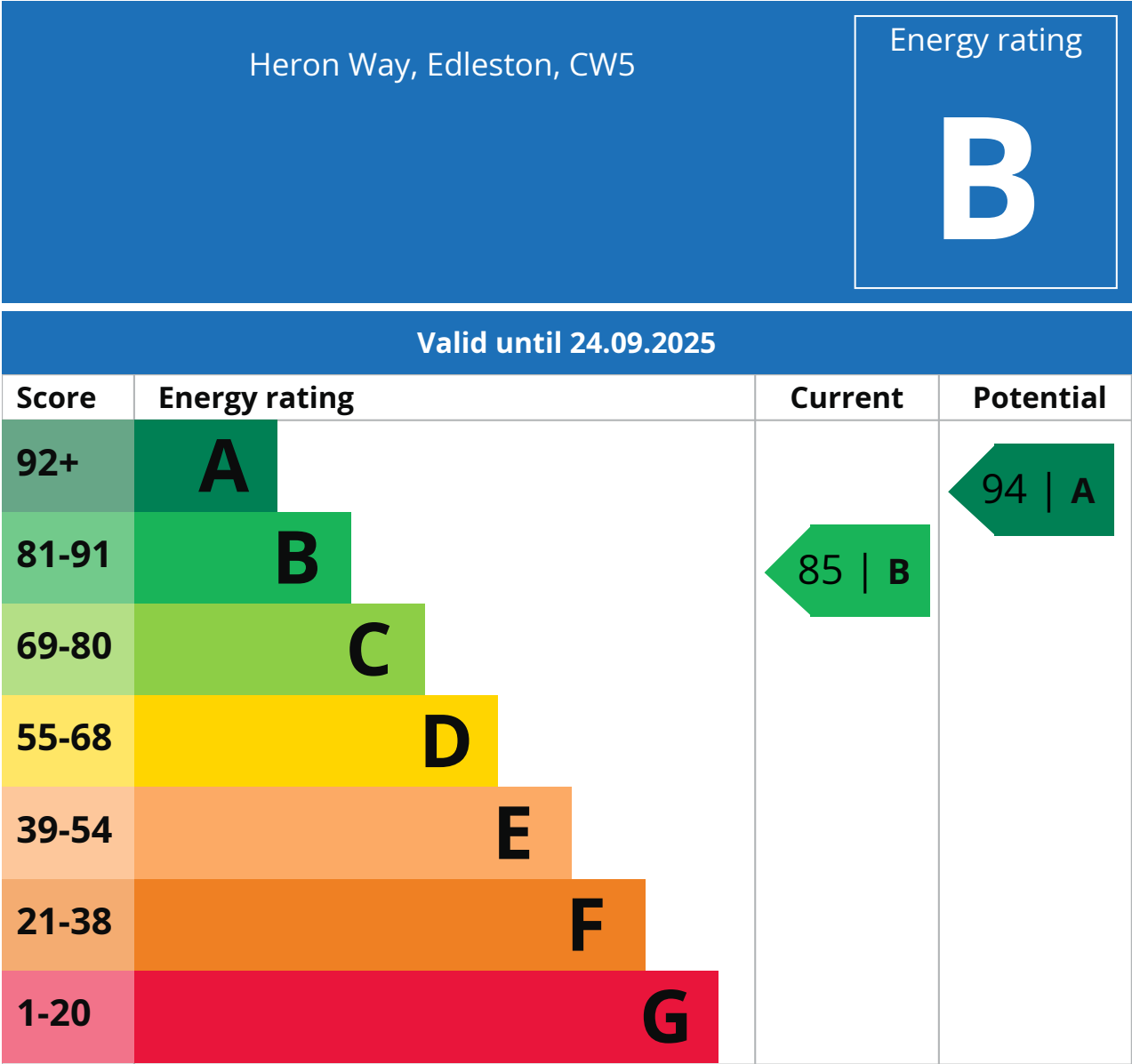


First Floor



Second Floor

Property  
**EPC - Certificate**



### Additional EPC Data

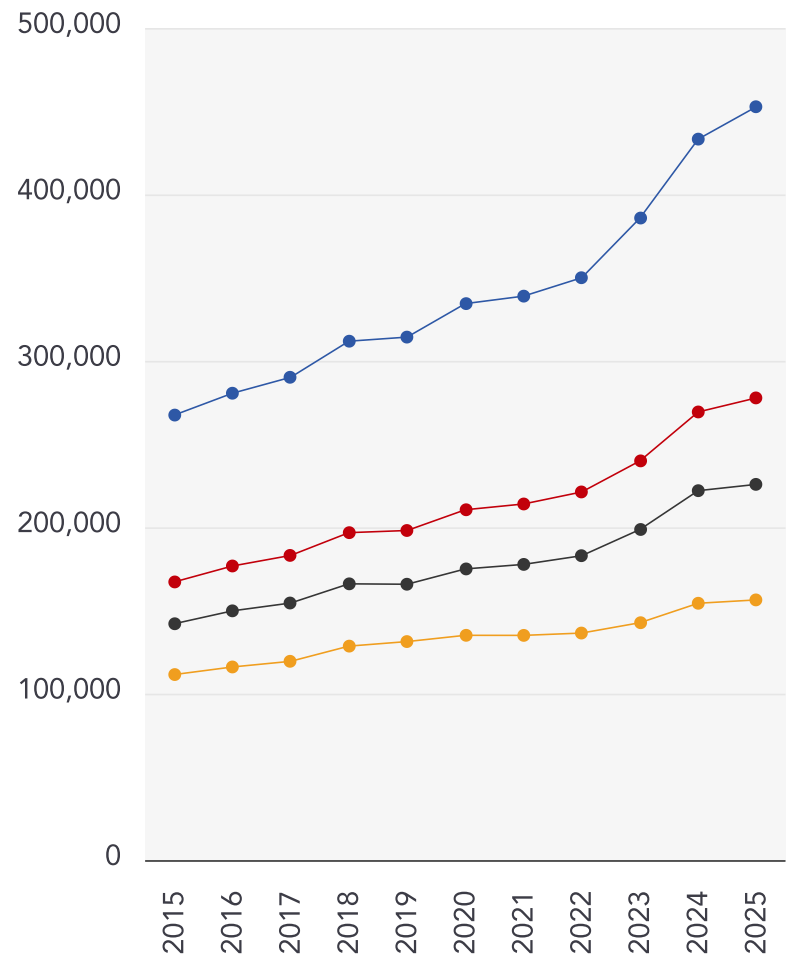
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|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <b>Property Type:</b>               | House                                                                       |
| <b>Build Form:</b>                  | NO DATA!                                                                    |
| <b>Transaction Type:</b>            | New dwelling                                                                |
| <b>Energy Tariff:</b>               | Standard tariff                                                             |
| <b>Main Fuel:</b>                   | Mains gas - this is for backwards compatibility only and should not be used |
| <b>Flat Top Storey:</b>             | No                                                                          |
| <b>Top Storey:</b>                  | 0                                                                           |
| <b>Previous Extension:</b>          | 0                                                                           |
| <b>Open Fireplace:</b>              | 0                                                                           |
| <b>Walls:</b>                       | Average thermal transmittance 0.18 W/m <sup>2</sup> ·K                      |
| <b>Walls Energy:</b>                | Very Good                                                                   |
| <b>Roof:</b>                        | Average thermal transmittance 0.14 W/m <sup>2</sup> ·K                      |
| <b>Roof Energy:</b>                 | Very Good                                                                   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                                             |
| <b>Main Heating Controls:</b>       | Time and temperature zone control                                           |
| <b>Hot Water System:</b>            | From main system                                                            |
| <b>Hot Water Energy Efficiency:</b> | Good                                                                        |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                                    |
| <b>Floors:</b>                      | Average thermal transmittance 0.15 W/m <sup>2</sup> ·K                      |
| <b>Total Floor Area:</b>            | 116 m <sup>2</sup>                                                          |

# 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%**



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## 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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Valuation Office  
Agency



Royal Mail