

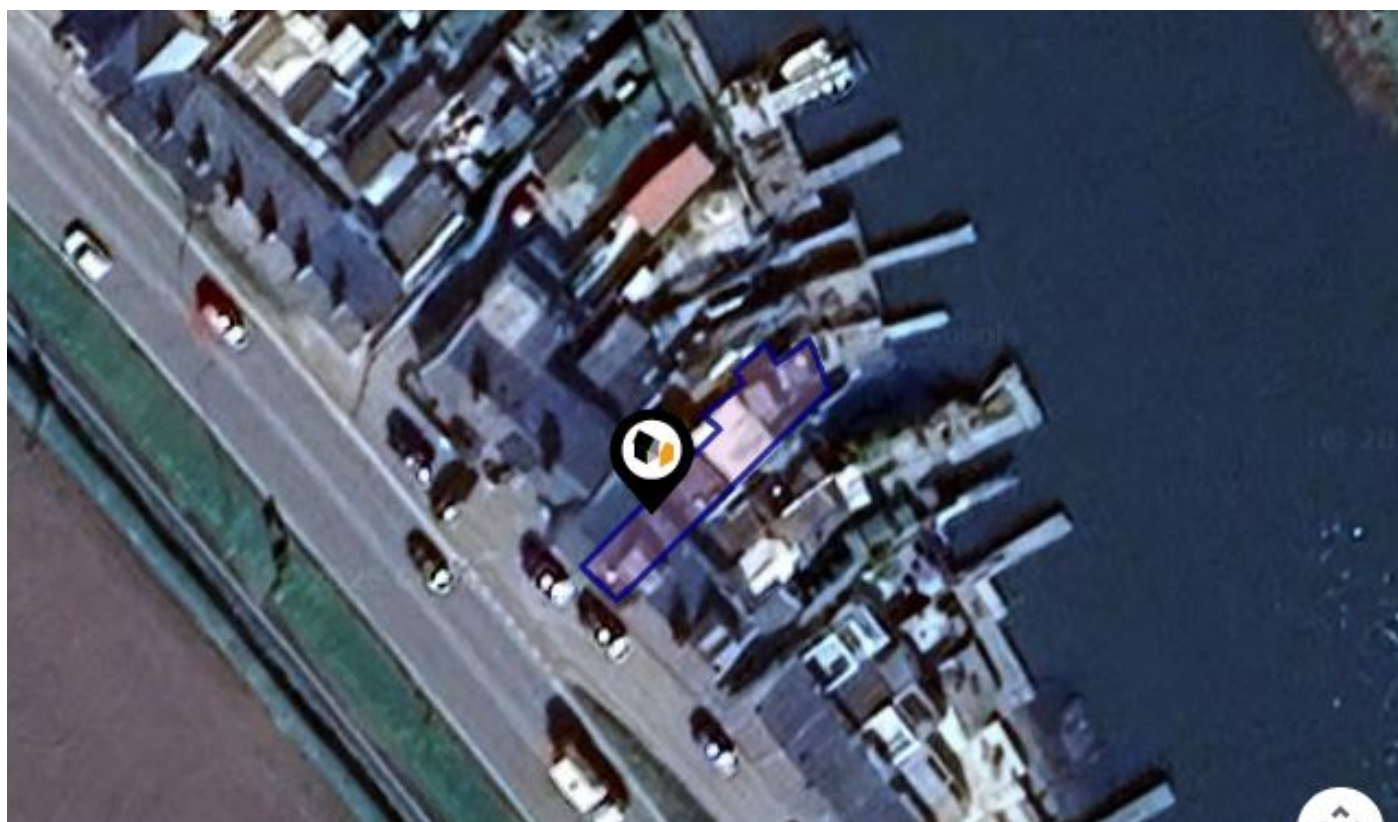


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



WARRINGTON ROAD, ACTON BRIDGE, NORTHWICH, CW8

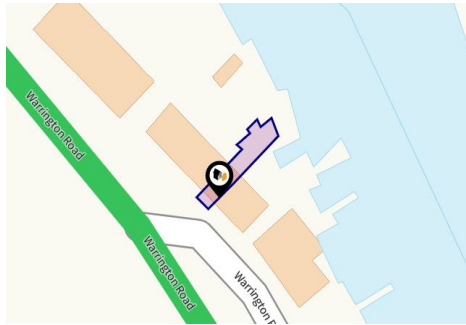
butters john bee

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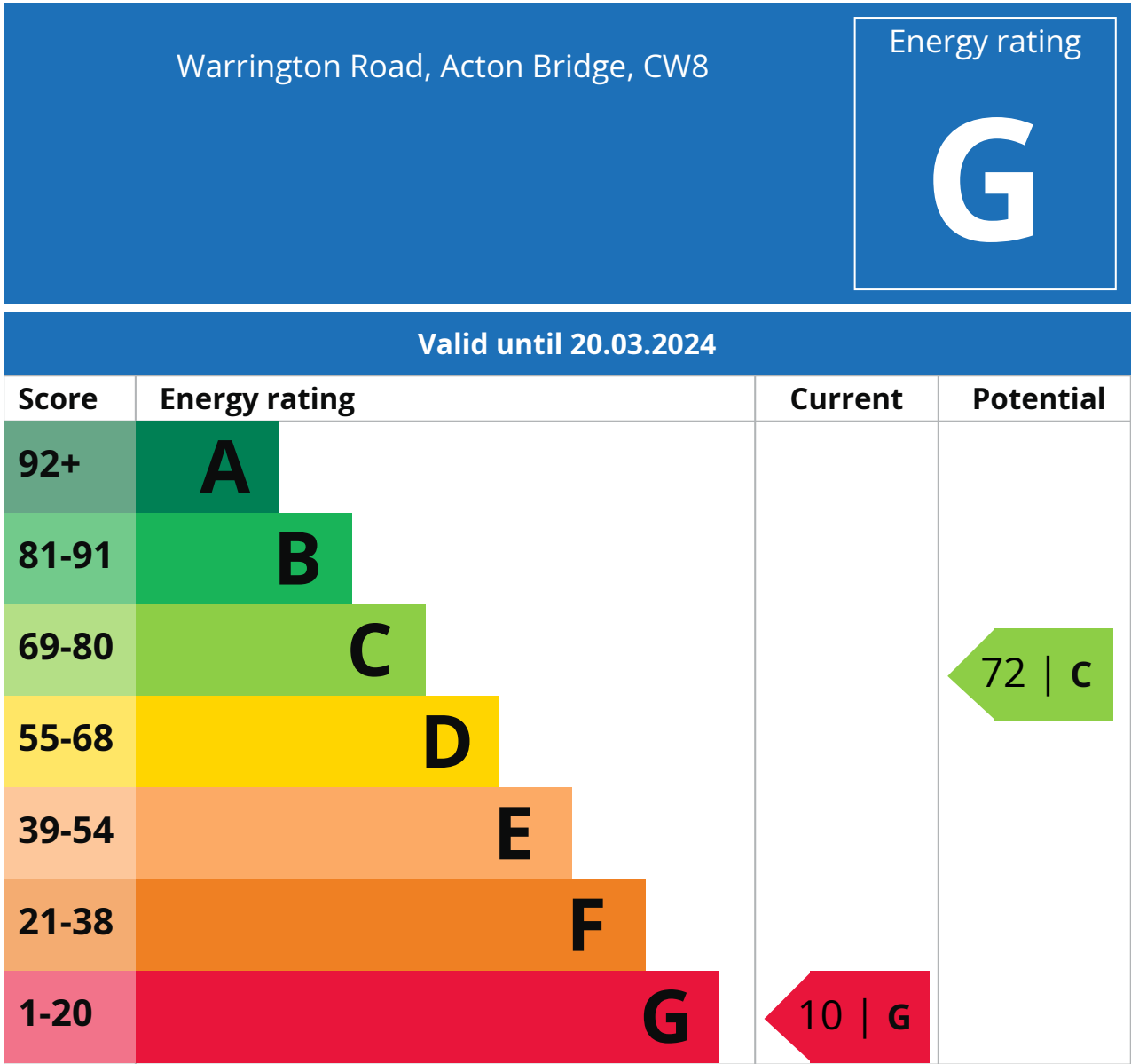
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,126		
Title Number:	CH160800		

Local Area

Local Authority:	Cheshire west and chester	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Kirkton	8 mb/s	75 mb/s	1800 mb/s
Flood Risk:				
● Rivers & Seas	Medium			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				

Property
EPC - Certificate



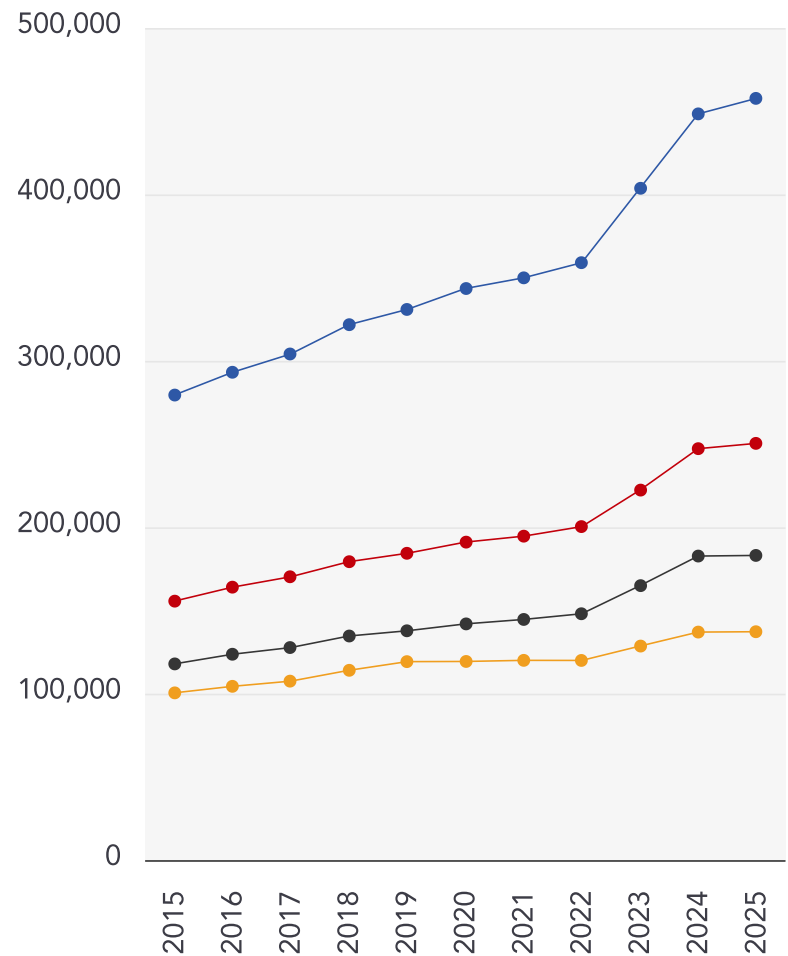
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Smokeless coal
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	Portable electric heaters assumed for most rooms
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW8



Detached

+63.79%

Semi-Detached

+60.91%

Terraced

+55.27%

Flat

+36.55%

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

