

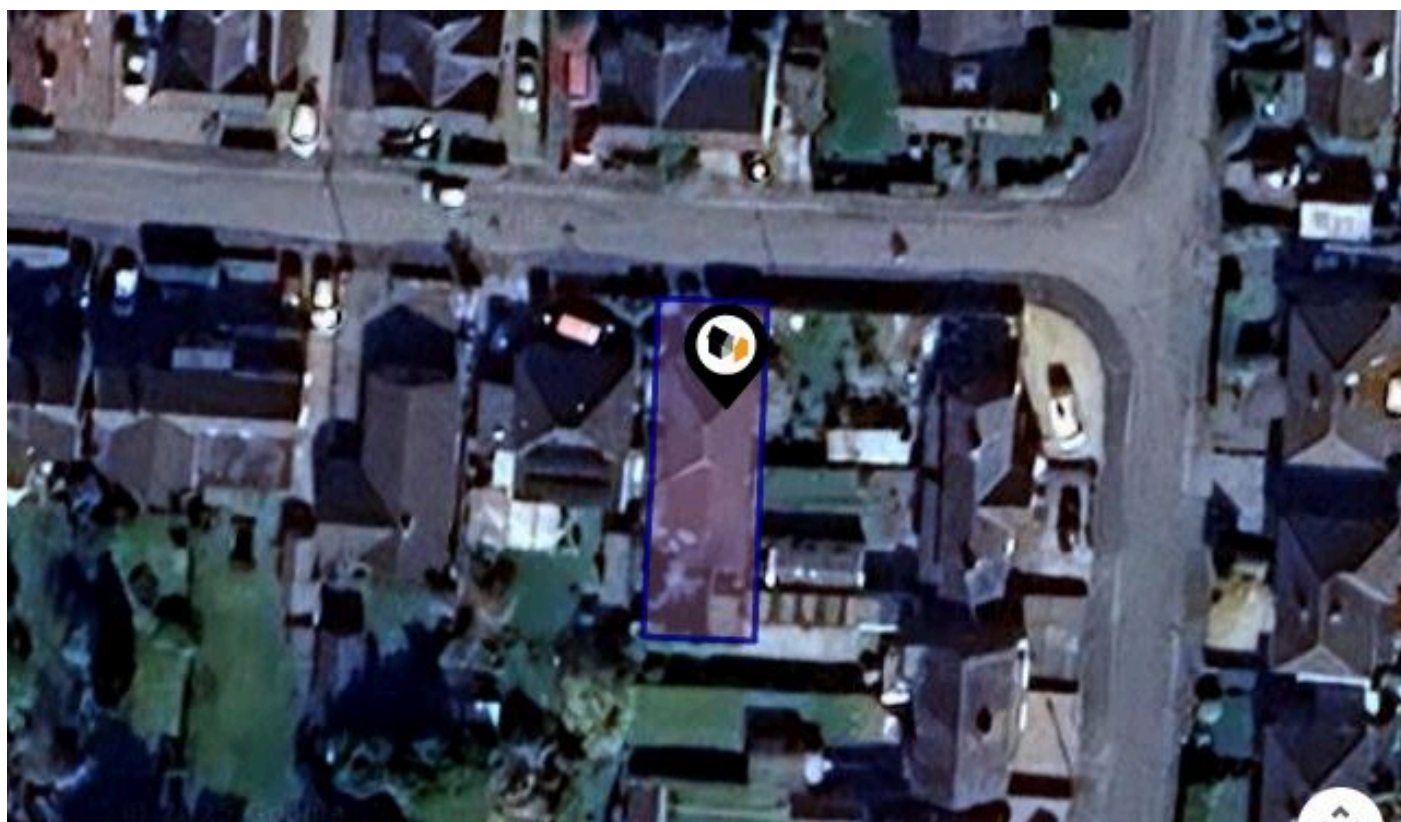


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



GLEBE ROAD, CUDDINGTON, NORTHWICH, CW8

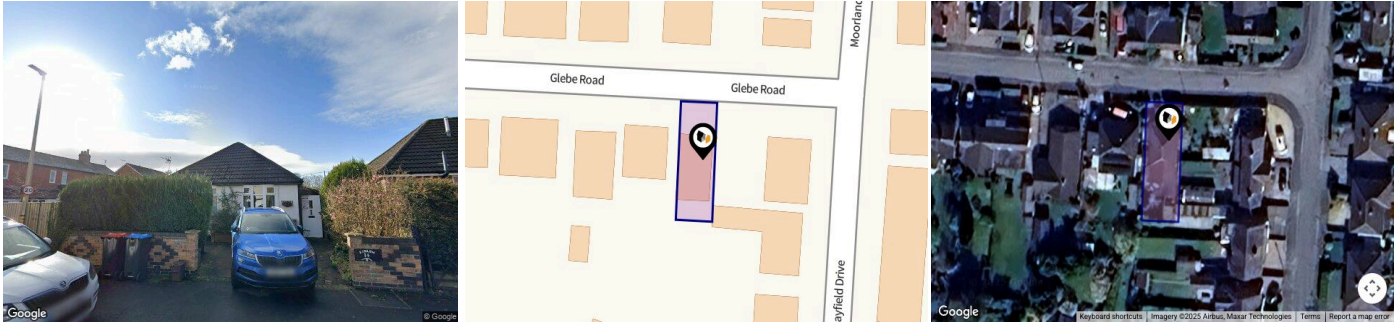
butters john bee

52 High Street, Northwich, Cheshire, CW9 5BE

01606 352888

northwich@bjbmail.com

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Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,392		
Title Number:	CH123610		

Local Area

Local Authority:	Cheshire west and chester	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	15 mb/s	80 mb/s	10000 mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning History

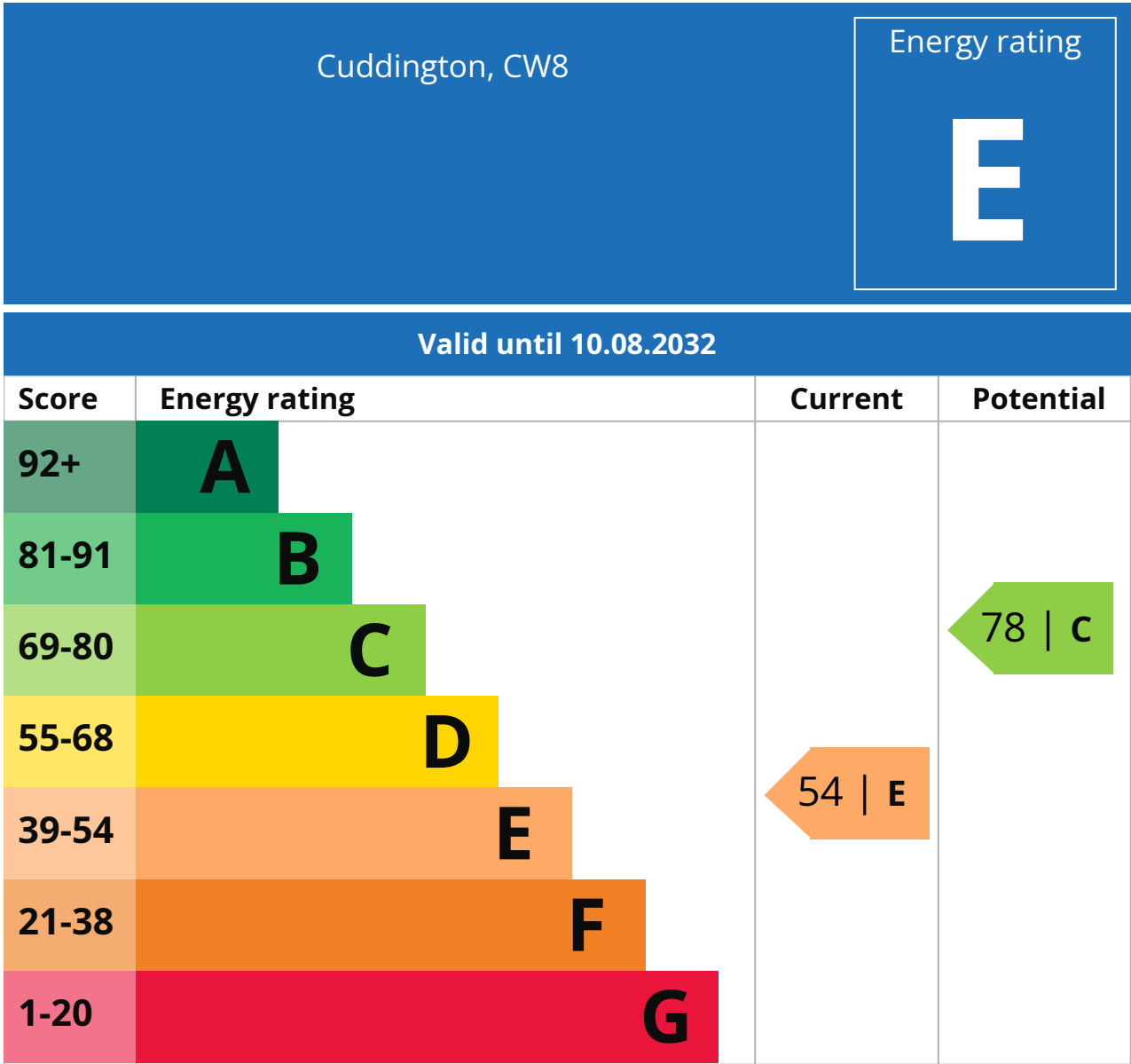
This Address

Planning records for: ***Glebe Road, Cuddington, Northwich, CW8***

Reference - APP/2004/0416	
Decision:	Approved
Date:	04th March 2004
Description:	SINGLE STOREY EXTENSION

Reference - 4/32367	
Decision:	Approved
Date:	25th July 1997
Description:	REMOVAL OF EXISTING CONSERVATORY; SINGLE STOREY PITCHED ROOFED EXTENSION EXTENDING OVER EXISTING KITCHEN

Property
EPC - Certificate



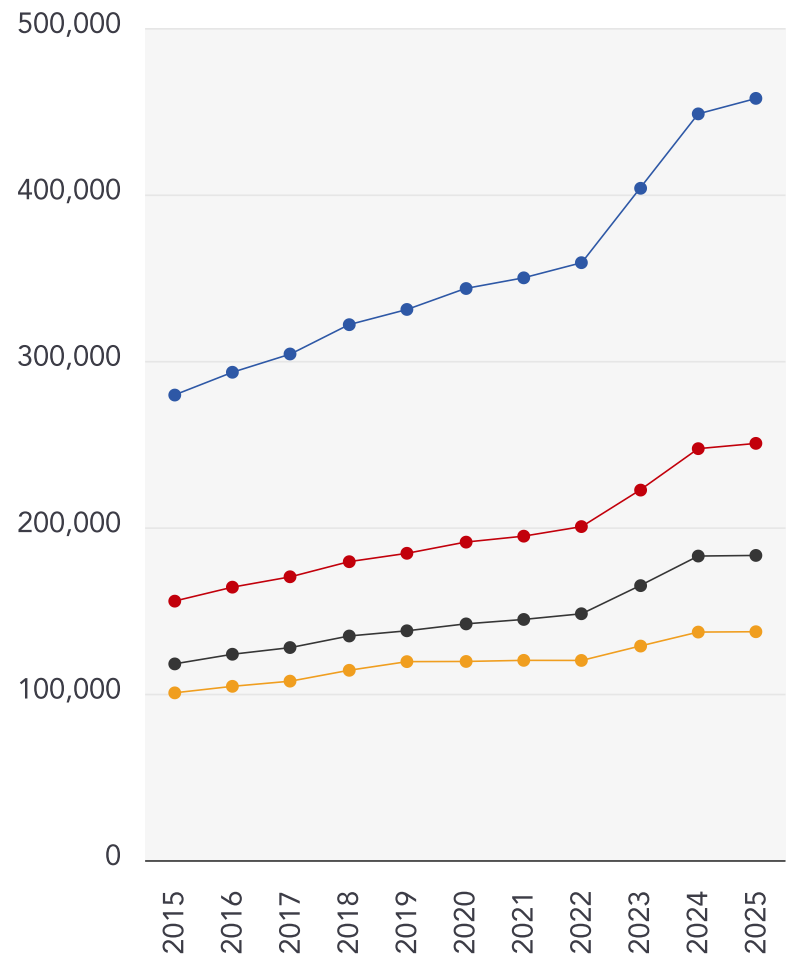
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	99 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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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

