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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



BUCKTHORN ROAD, SANDBACH, CW11

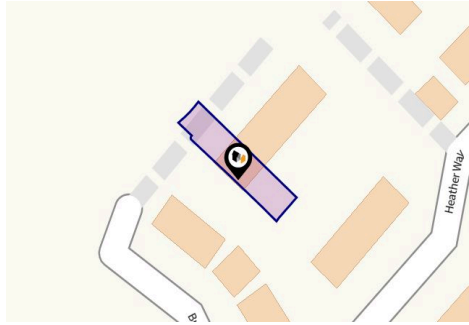
butters john bee

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Property

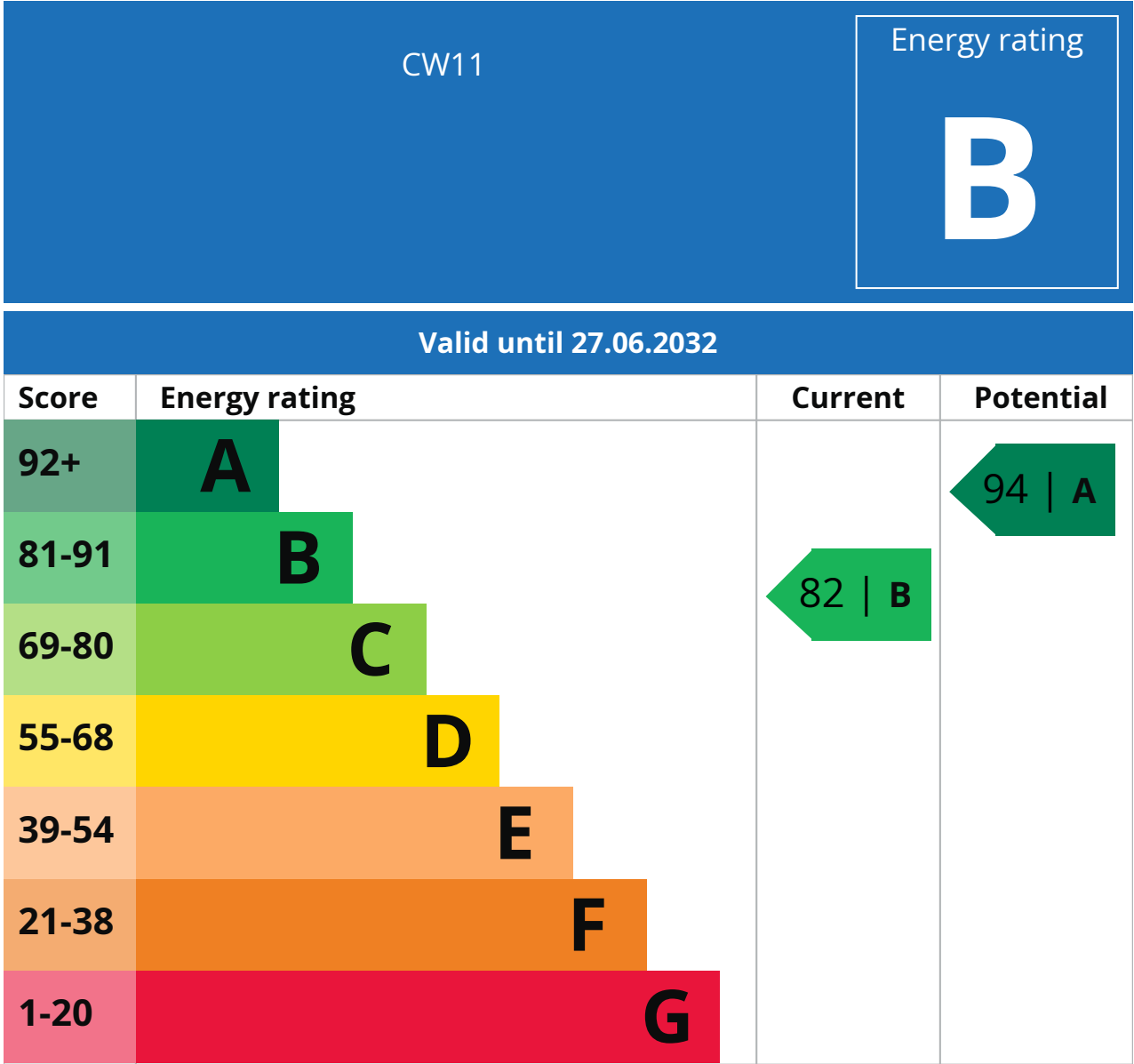
Type:	Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.06 acres		
Year Built :	2019		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	CH715621		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	13 mb/s	132 mb/s	900 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property

EPC - Certificate



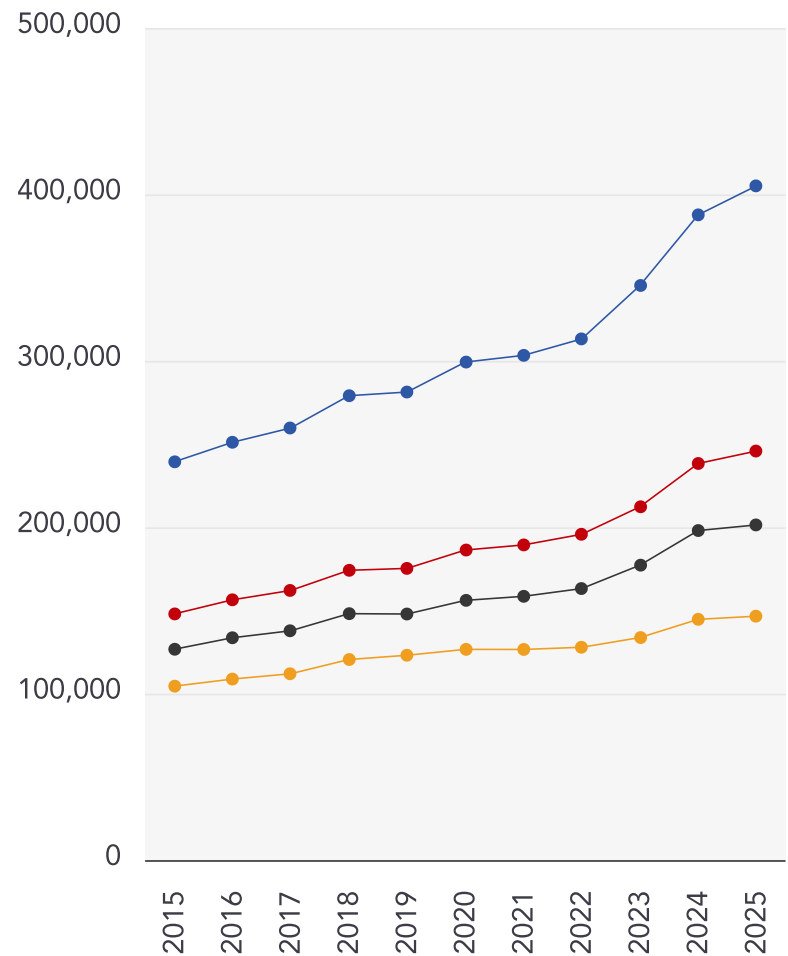
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.30 W/m ² K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.14 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.21 W/m ² K
Total Floor Area:	79 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW11



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

