

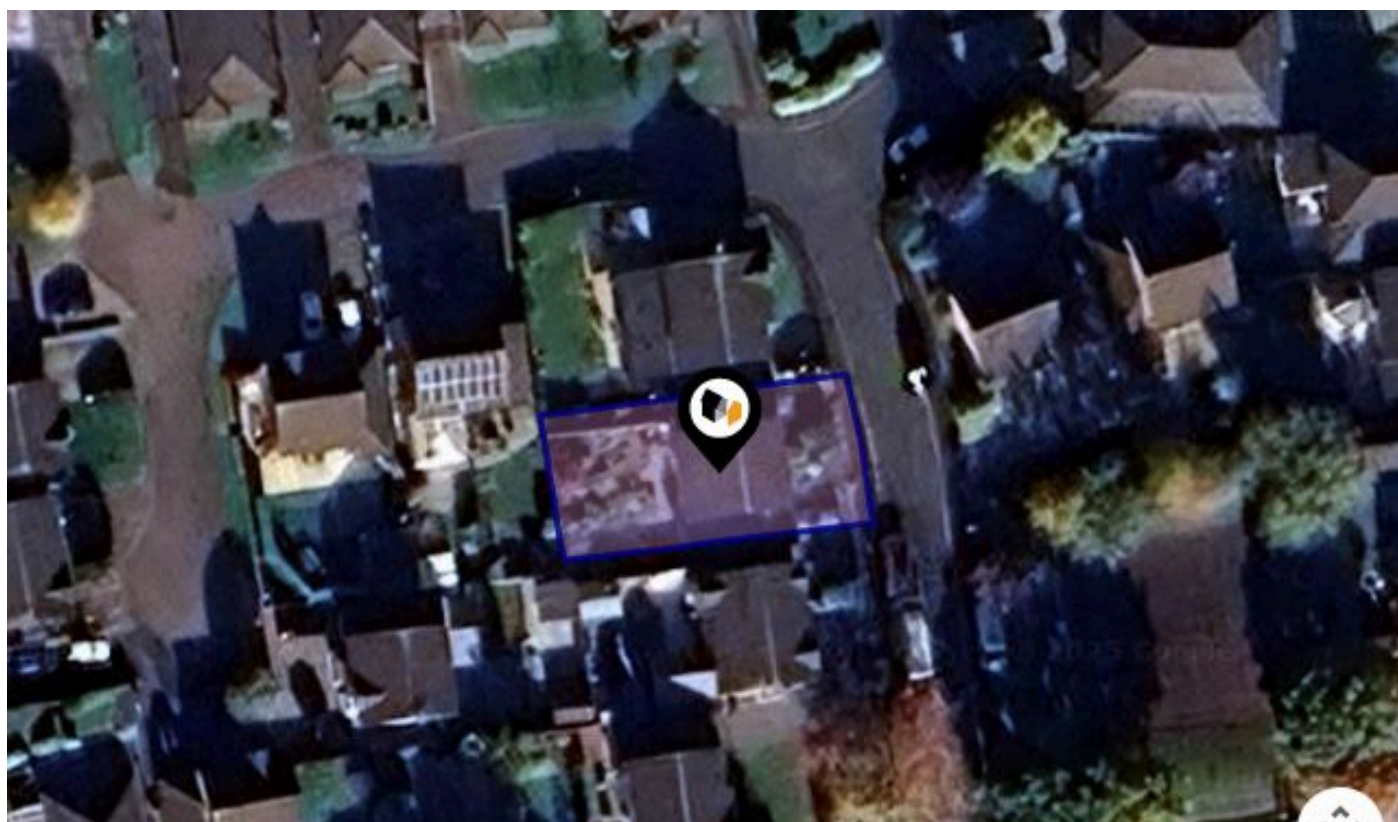


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**FIELDFARE, WINSFORD, CW7**

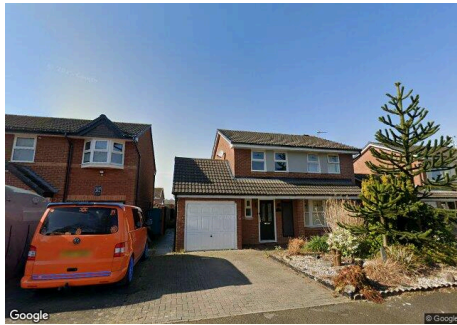
**butters john bee**

6 Dingle Walk, Winsford, Cheshire, CW7 1BA

01606 514146

winsford@bjbmail.com

www.buttersjohnbee.com



## Property

Type:	Detached House
Bedrooms:	4
Floor Area:	1,151 ft <sup>2</sup> / 107 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,392
Title Number:	CH325109

Tenure: Freehold

## Local Area

Local Authority:	Cheshire west and chester
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14  
mb/s



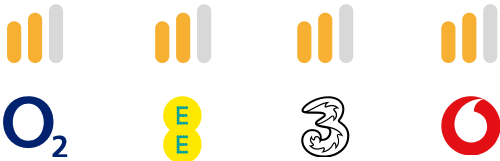
152  
mb/s



8000  
mb/s

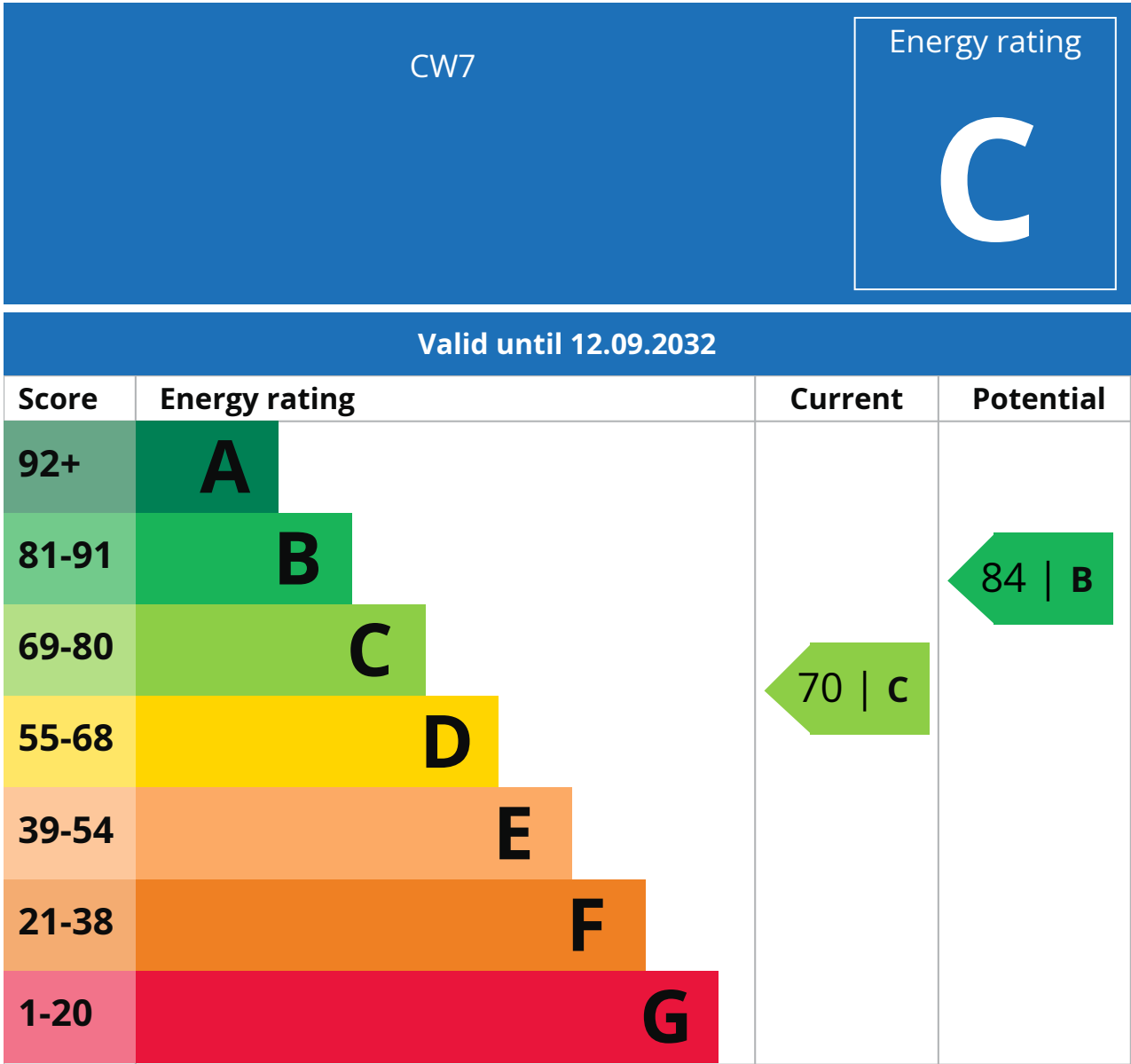


### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





### Additional EPC Data

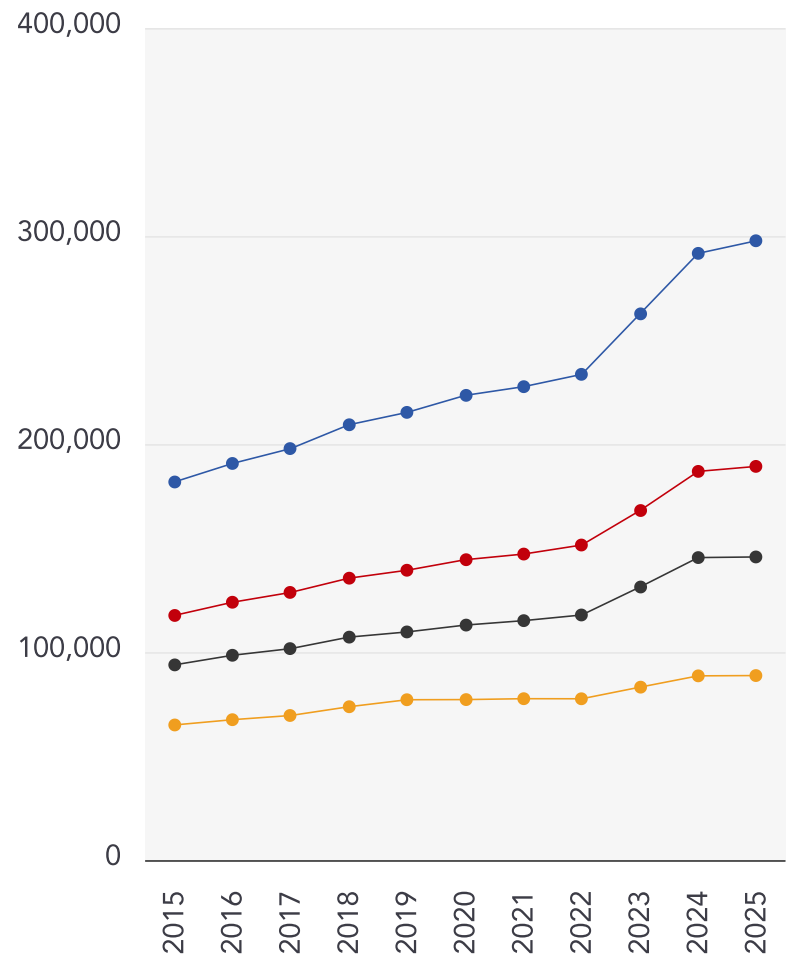
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 43% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	107 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CW7



Detached

**+63.79%**

Semi-Detached

**+60.91%**

Terraced

**+55.27%**

Flat

**+36.55%**

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of butters john bee or the seller.

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.

# butters john bee

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butters john bee<sup>bjb</sup>

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Valuation Office  
Agency

