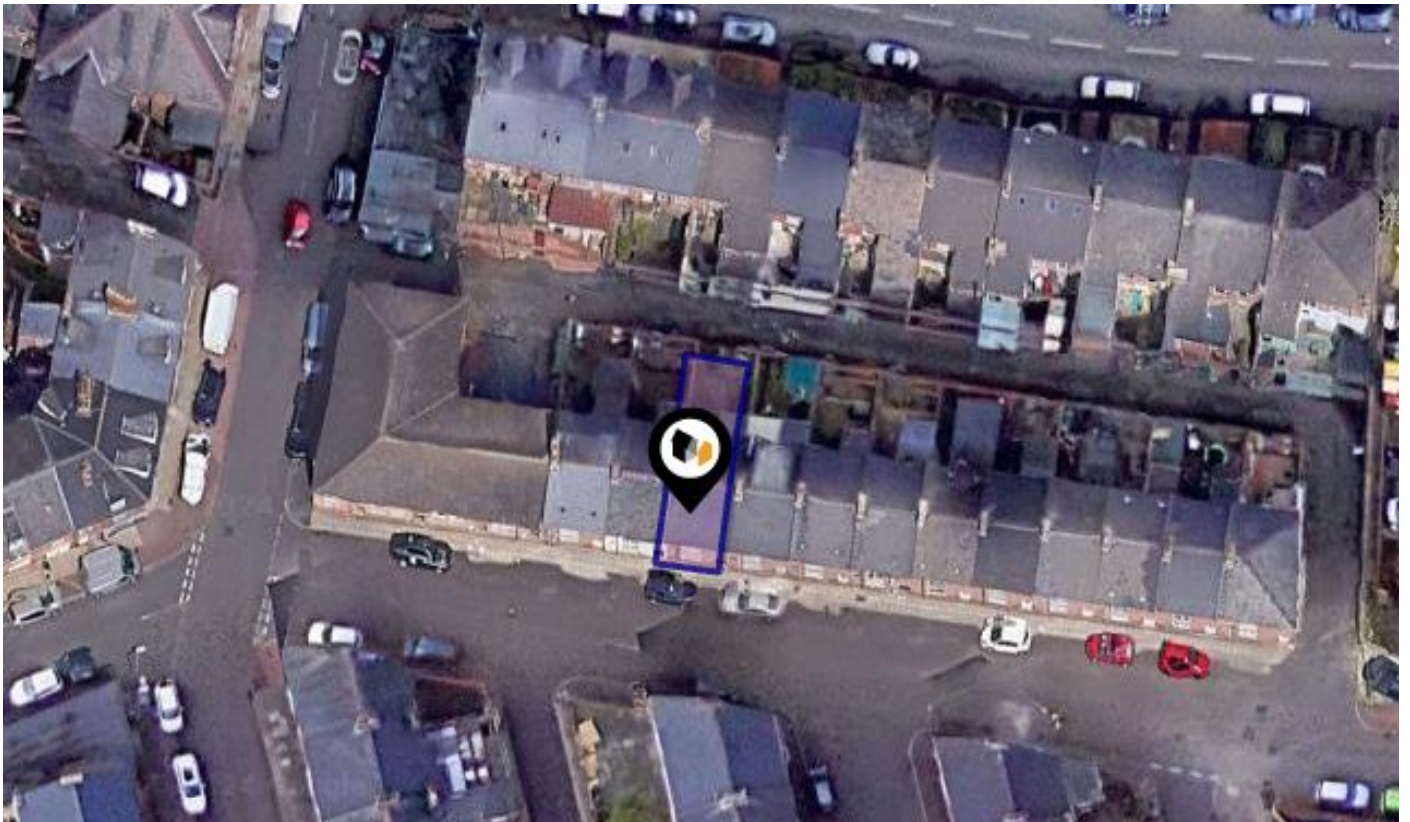




MIR: Material Info

The Material Information Affecting this Property

Monday 11th November 2024



**CROWLEY ROAD, SWALWELL, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,634		
Title Number:	TY105053		

Local Area

Local Authority:	Gateshead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

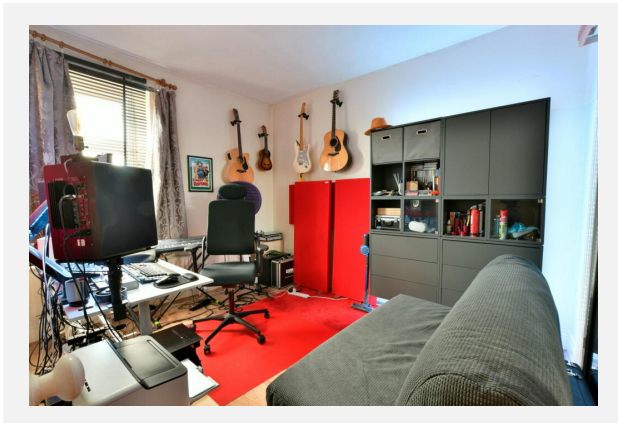
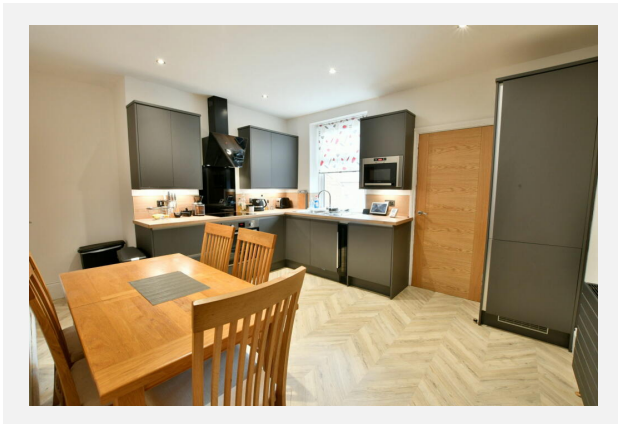
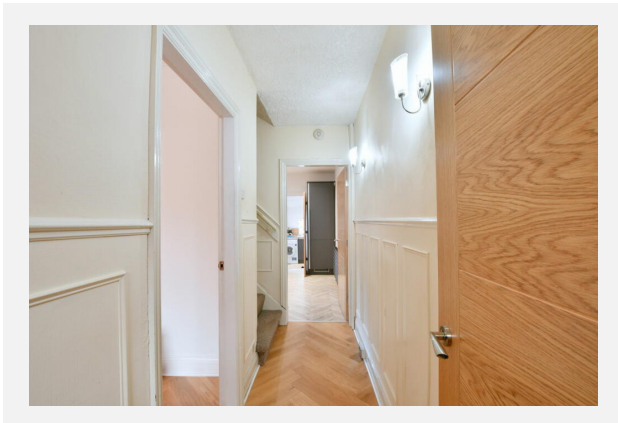
15 mb/s	80 mb/s	1000 mb/s

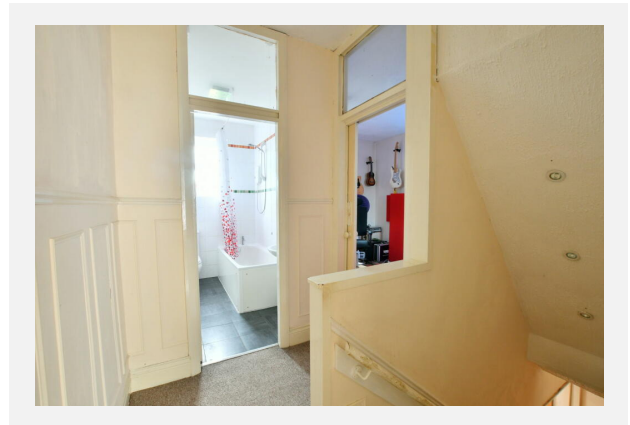
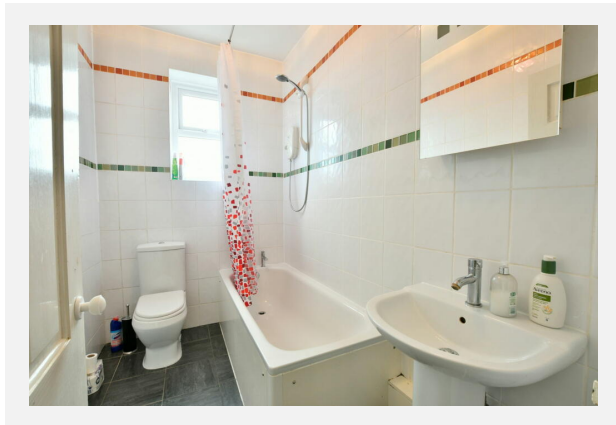
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







**CROWLEY ROAD, SWALWELL, NEWCASTLE UPON TYNE,
NE16**



**CROWLEY ROAD, SWALWELL, NEWCASTLE UPON TYNE,
NE16**



Swalwell, NEWCASTLE UPON TYNE, NE16

Energy rating

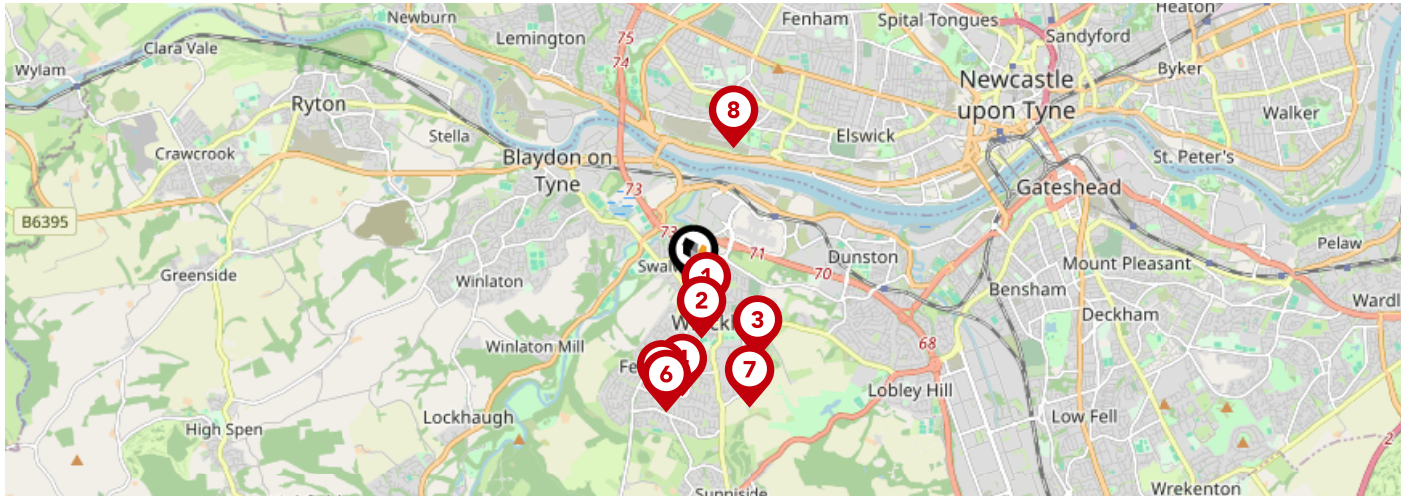
C

Valid until 16.10.2034

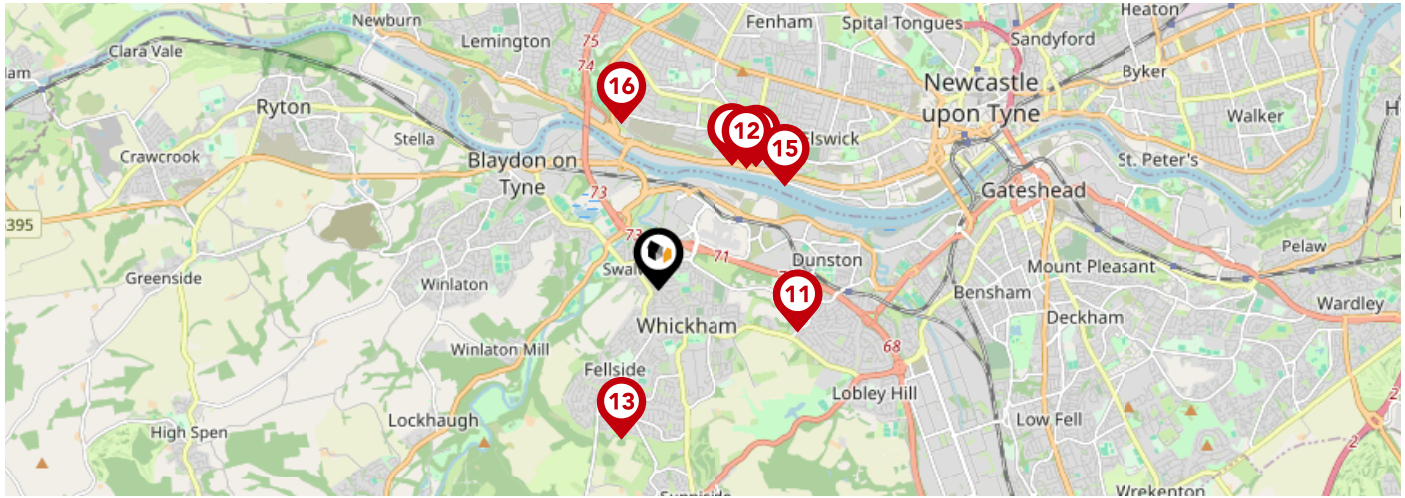
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	83 m ²



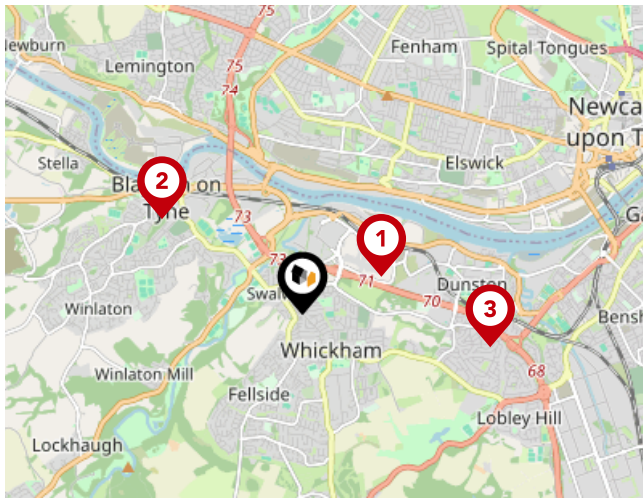
	Nursery	Primary	Secondary	College	Private
1 Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Bridgewater Primary School Ofsted Rating: Outstanding Pupils: 472 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St Joseph's Catholic Primary School, Benwell Ofsted Rating: Good Pupils: 227 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Atkinson Road Primary Academy Ofsted Rating: Good Pupils: 425 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West Newcastle Academy Ofsted Rating: Good Pupils: 196 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Johns Primary School Ofsted Rating: Good Pupils: 231 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Excelsior Academy Ofsted Rating: Requires improvement Pupils: 1460 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

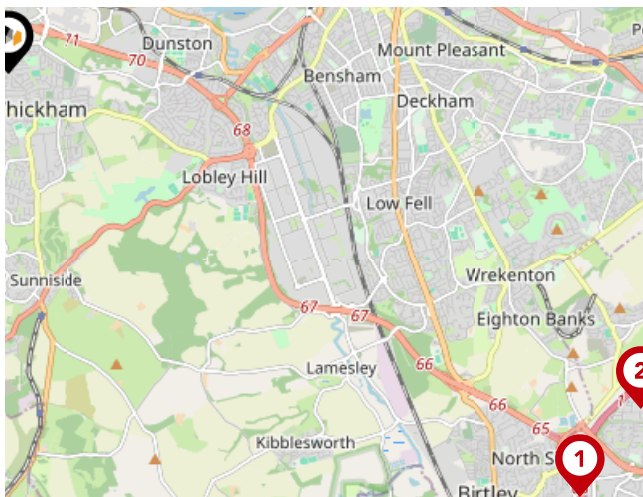
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	0.73 miles
2	Blaydon Rail Station	1.46 miles
3	Dunston Rail Station	1.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	6.06 miles
2	A194(M) J1	6.1 miles
3	A1(M) J64	6.98 miles
4	A1(M) J63	7.61 miles
5	A194(M) J2	6.27 miles



Airports/Helipads

Pin	Name	Distance
1	Airport	5.86 miles
2	Teesside Airport	32.13 miles
3	Leeds Bradford Airport	75.07 miles
4	Irthington	44.57 miles

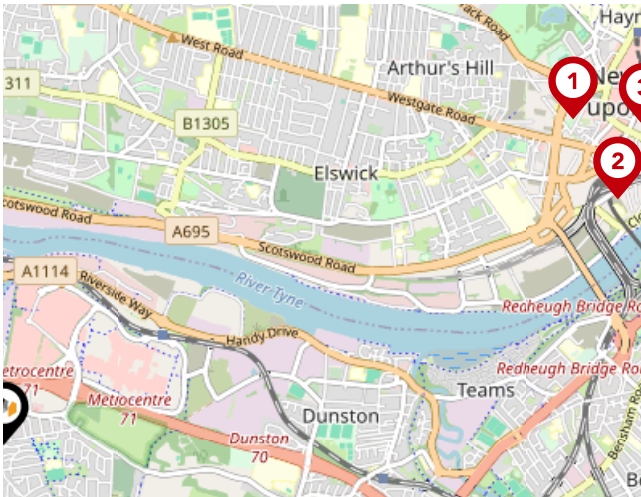
Area

Transport (Local)



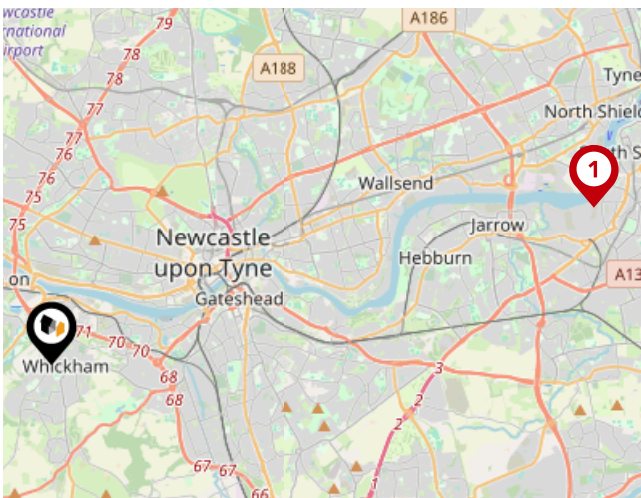
Bus Stops/Stations

Pin	Name	Distance
1	Metrocentre	0.74 miles
2	Metrocentre Interchange	0.76 miles
3	Blaydon Bus Station	1.47 miles
4	Dunston	1.64 miles
5	Winlaton Bus Station	1.8 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	2.8 miles
2	Central Station (Tyne and Wear Metro Station)	2.82 miles
3	Monument (Tyne and Wear Metro Station)	3.05 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.62 miles

Walkersxchange Estate Agents

Data Quality

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