

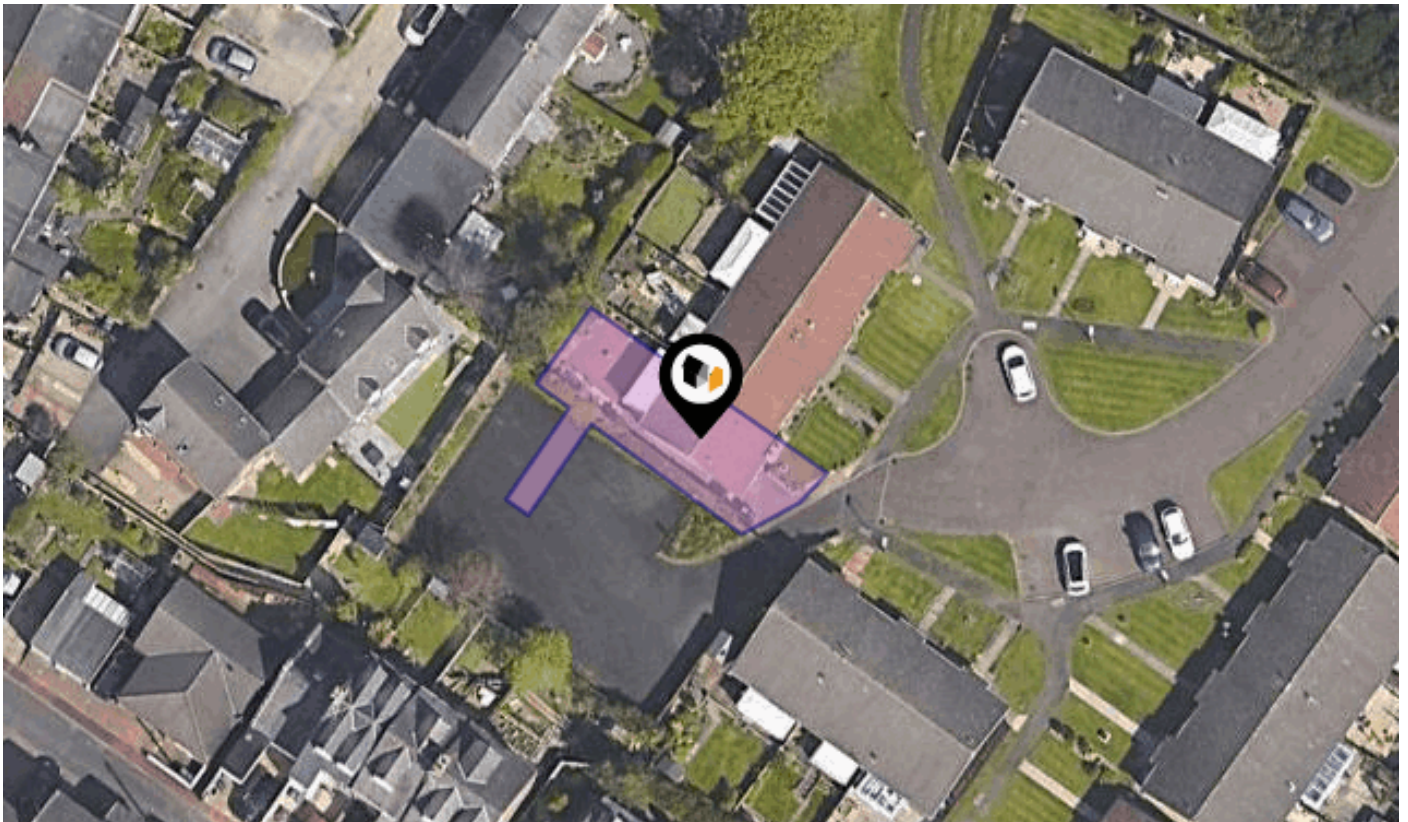


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MIR: Material Info

The Material Information Affecting this Property

Monday 18th November 2024



**BURDON LODGE, SUNNISIDE, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	495 ft ² / 46 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,906		
Title Number:	TY202722		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	4	80	-
• Surface Water	High	mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		

Sunniside, NEWCASTLE UPON TYNE, NE16

Energy rating

C

Valid until 03.11.2034

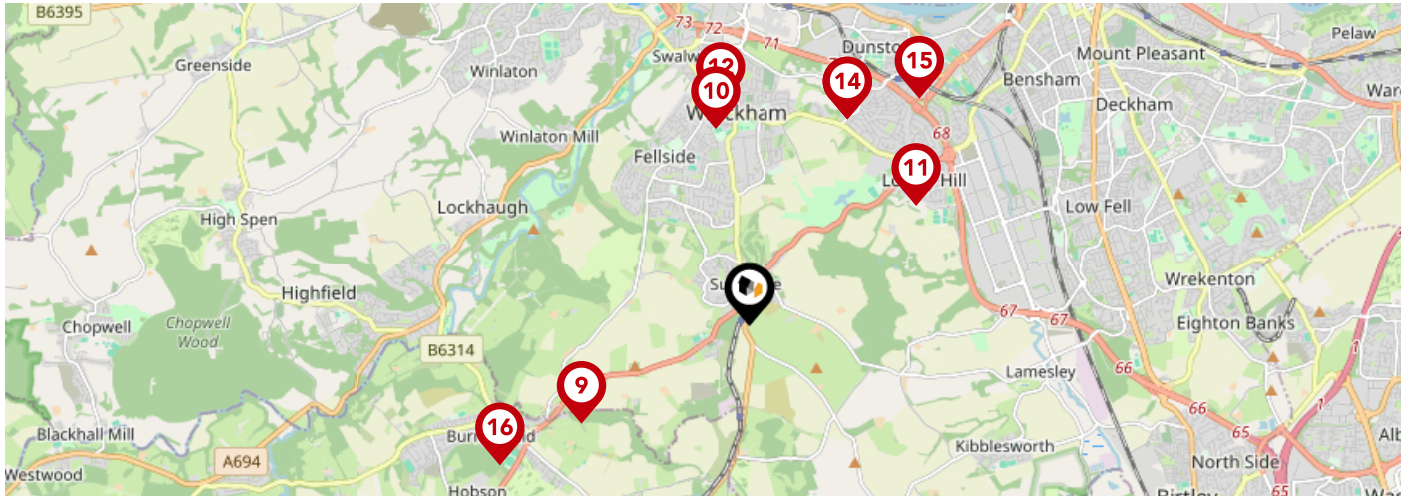
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	End-terrace bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	46 m ²



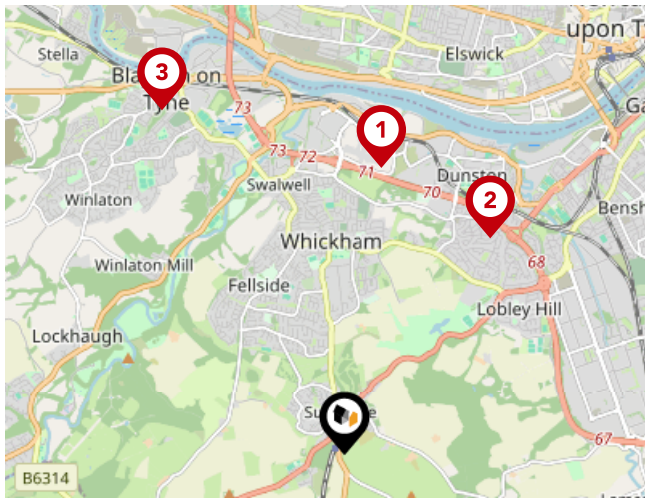
		Nursery	Primary	Secondary	College	Private
1	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.91	<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:1.95	<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:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnopfield Primary School Ofsted Rating: Good Pupils: 374 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

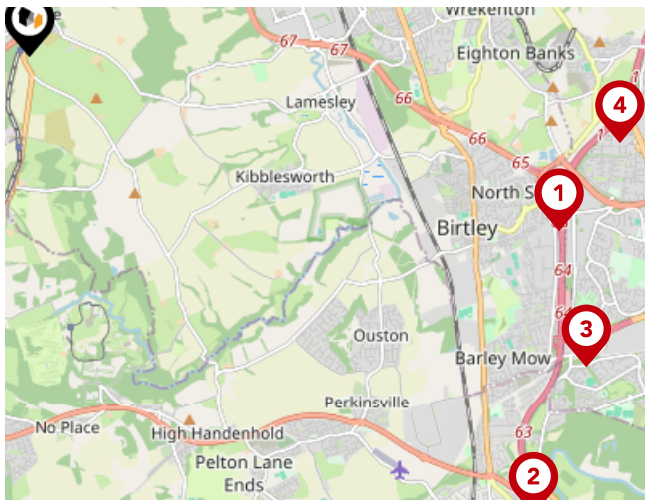
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Metrocentre Rail Station	2.47 miles
	Dunston Rail Station	2.23 miles
	Blaydon Rail Station	3.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	4.75 miles
	A1(M) J63	5.8 miles
	A1(M) J64	5.43 miles
	A194(M) J1	5.09 miles
	A194(M) J2	5.83 miles



Airports/Helipads

Pin	Name	Distance
	Airport	8.01 miles
	Teesside Airport	30.01 miles
	Leeds Bradford Airport	72.95 miles
	Irthlington	44.96 miles

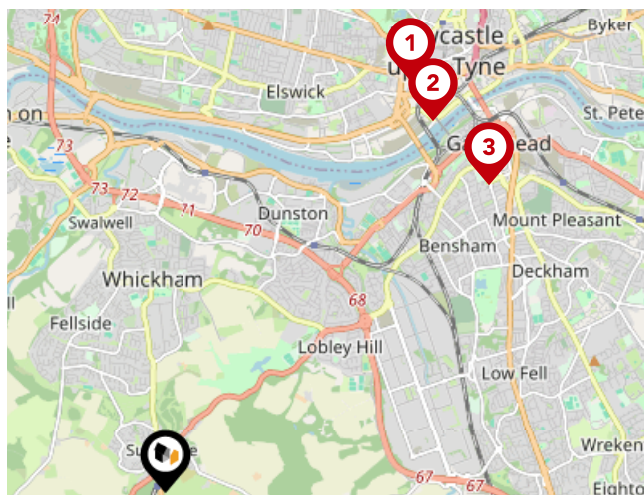
Area

Transport (Local)



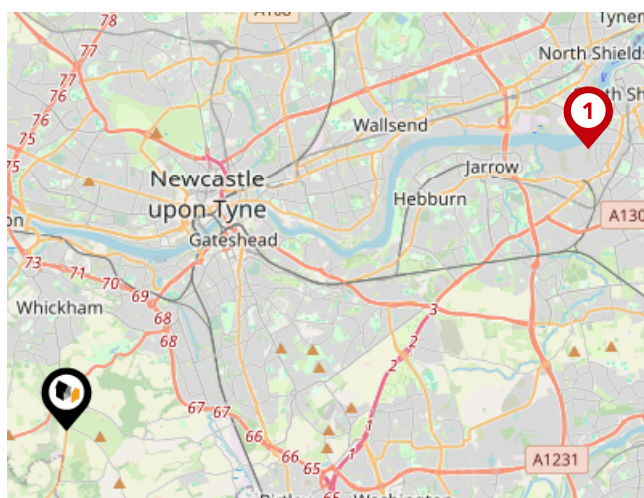
Bus Stops/Stations

Pin	Name	Distance
1	Hedley West House Farm	1.38 miles
2	Causey Arch Inn	1.54 miles
3	Causey Arch Country Park	1.66 miles
4	Causey Bridge End	1.83 miles
5	Barcus Close New Farm	2.2 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	4.08 miles
2	Central Station (Tyne and Wear Metro Station)	3.9 miles
3	Gateshead (Tyne and Wear Metro Station)	3.81 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.1 miles

Walkersxchange Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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