

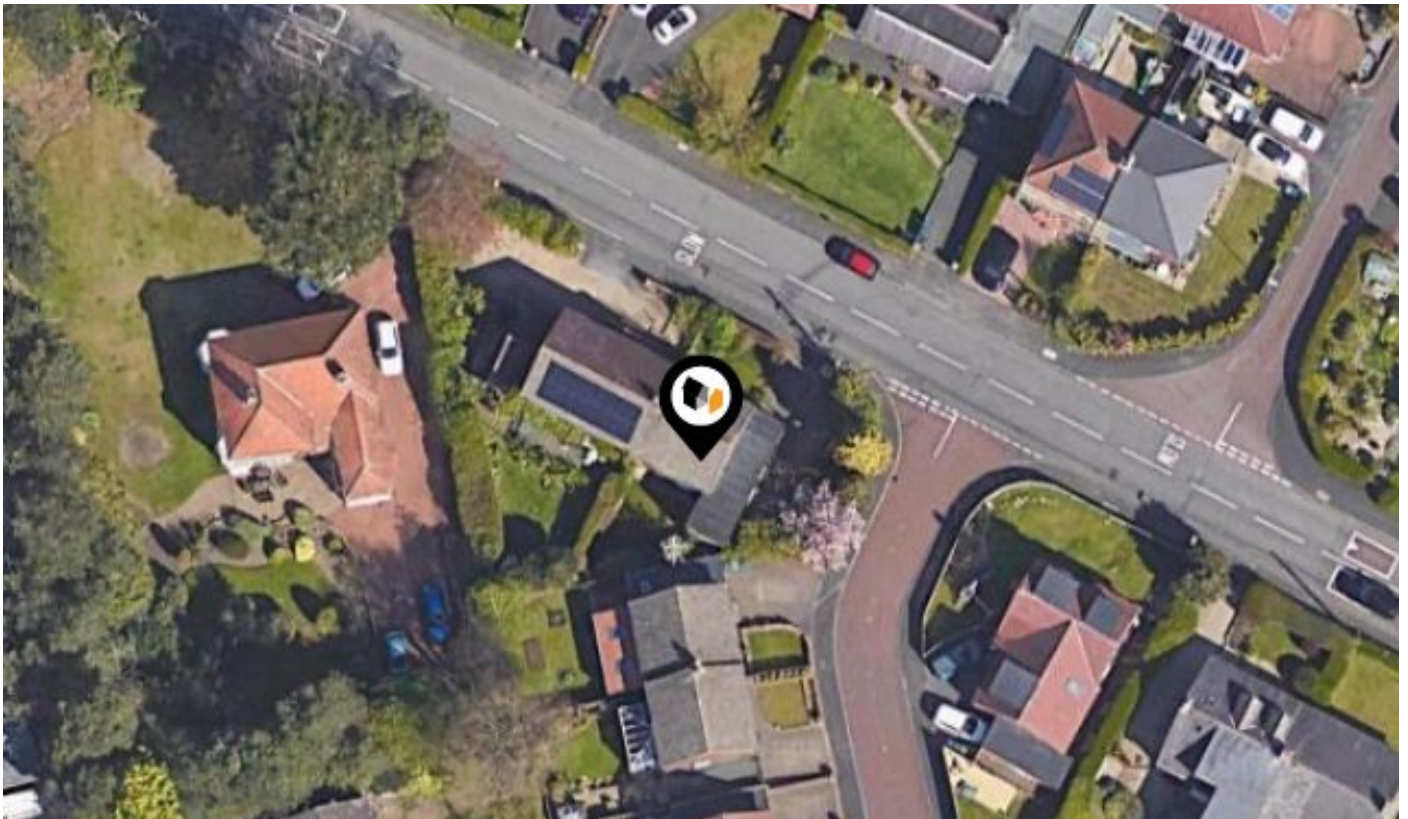


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MIR: Material Info

The Material Information Affecting this Property

Thursday 20th February 2025



HOLE LANE, SUNNISIDE, NEWCASTLE UPON TYNE, NE16

Price Estimate : £256,000

Walkersxchange Estate Agents

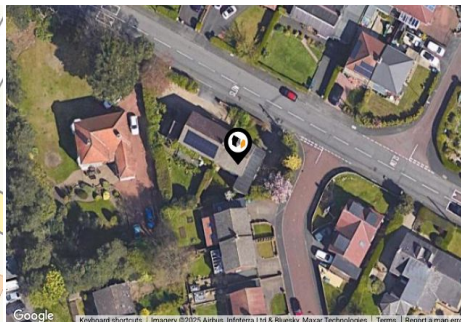
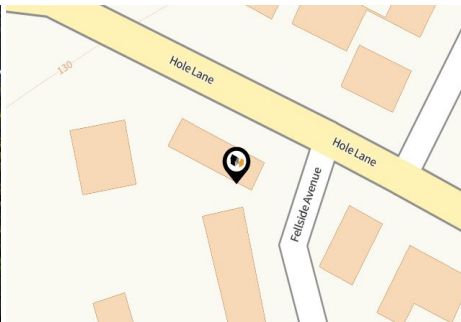
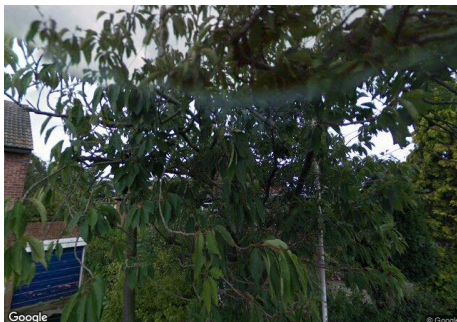
2a Gateshead Road, Sunnyside

0191 440 8173

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www.walkersxchange.com/





Property

Type:	Semi-Detached	Price Estimate:	£256,000
Bedrooms:	3		
Floor Area:	1,420 ft ² / 132 m ²		
Council Tax :	Band D		
Annual Estimate:	£2,451		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	13 mb/s	80 mb/s	- mb/s
• Surface Water	Low			

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: *18 Hole Lane Sunnyside Newcastle Upon Tyne NE16 5NH*

Reference - Gateshead/DC/17/00865/HHA	
Decision:	Decided
Date:	09th August 2017
Description:	Demolition of Existing Detached Garage, External windows and doors replaced and re-configured, External Facade Rendered (As amended 14.09.17)

Planning records for: *20 Hole Lane Sunnyside Newcastle Upon Tyne NE16 5NH*

Reference - Gateshead/DC/14/01252/HHA	
Decision:	Decided
Date:	21st November 2014
Description:	Porch to front of property.

Planning records for: *21 Hole Lane Sunnyside Whickham NE16 5NH*

Reference - Gateshead/DC/15/00261/HHA	
Decision:	Decided
Date:	16th March 2015
Description:	Porch to front of property

Planning records for: *Woodland 26 Hole Lane Sunnyside Gateshead Tyne And Wear NE16 5NH*

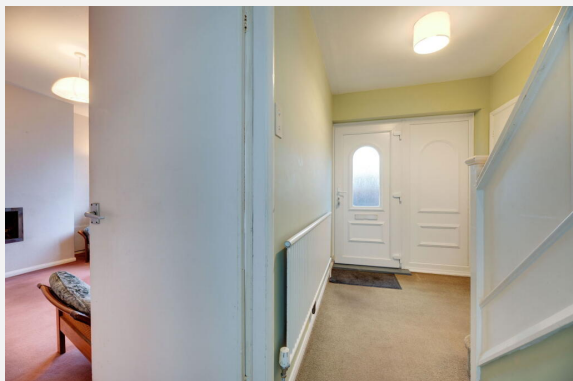
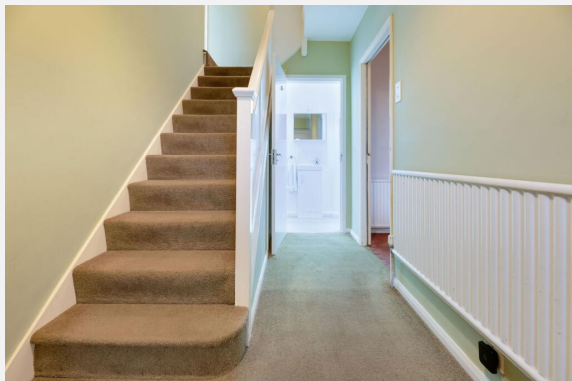
Reference - Gateshead/DC/06/00551/FUL	
Decision:	Decided
Date:	24th April 2006
Description:	Erection of single storey extension at rear and side of bungalow and erection of porch at front with installation of two dormer windows in front elevation (revised application).

Planning records for: *28 Hole Lane Sunnyside Gateshead Tyne And Wear NE16 5NH*

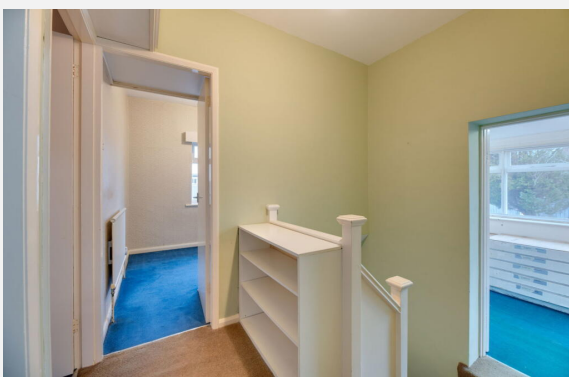
Reference - Gateshead/DC/06/01467/FUL	
Decision:	Decided
Date:	12th September 2006
Description:	Erection of single storey sun lounge extension at rear of bungalow (resubmission).

Planning records for: *32 Hole Lane Sunnyside Whickham NE16 5NH*

Reference - Gateshead/DC/16/00581/HHA	
Decision:	Decided
Date:	17th June 2016
Description:	Single storey front and rear extension, and single storey detached garage to the rear





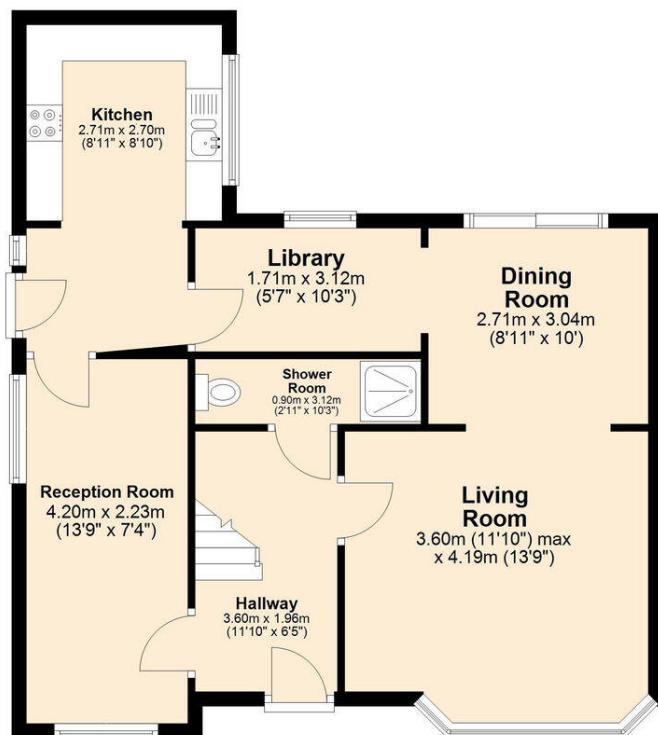




HOLE LANE, SUNNISIDE, NEWCASTLE UPON TYNE, NE16

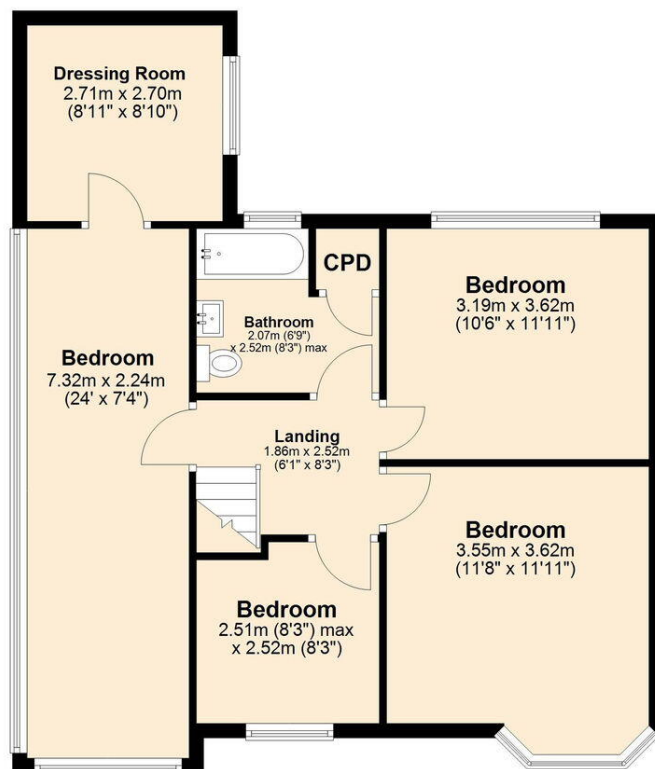
Ground Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



First Floor

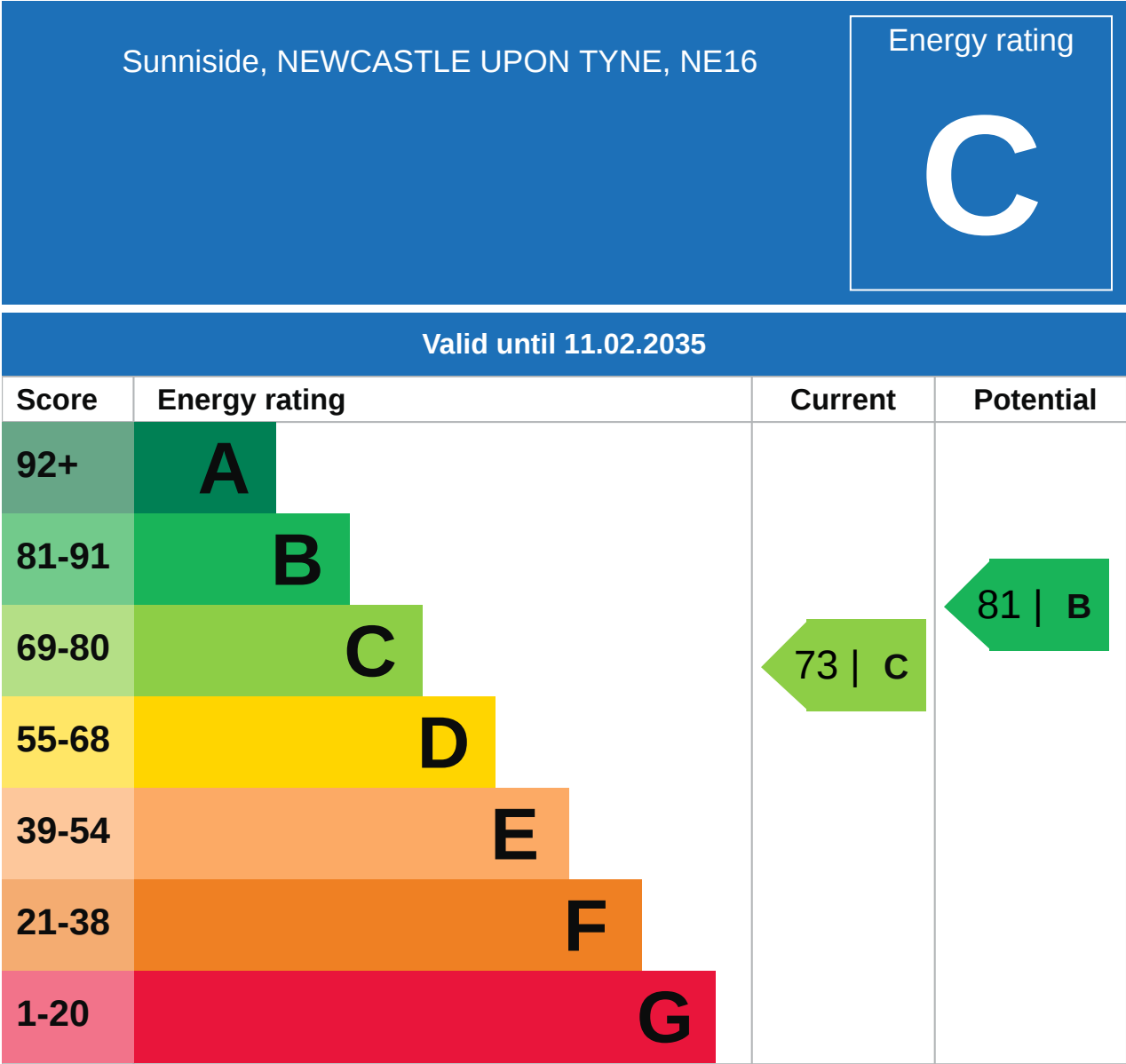
Approx. 67.3 sq. metres (723.9 sq. feet)



Total area: approx. 129.4 sq. metres (1392.8 sq. feet)

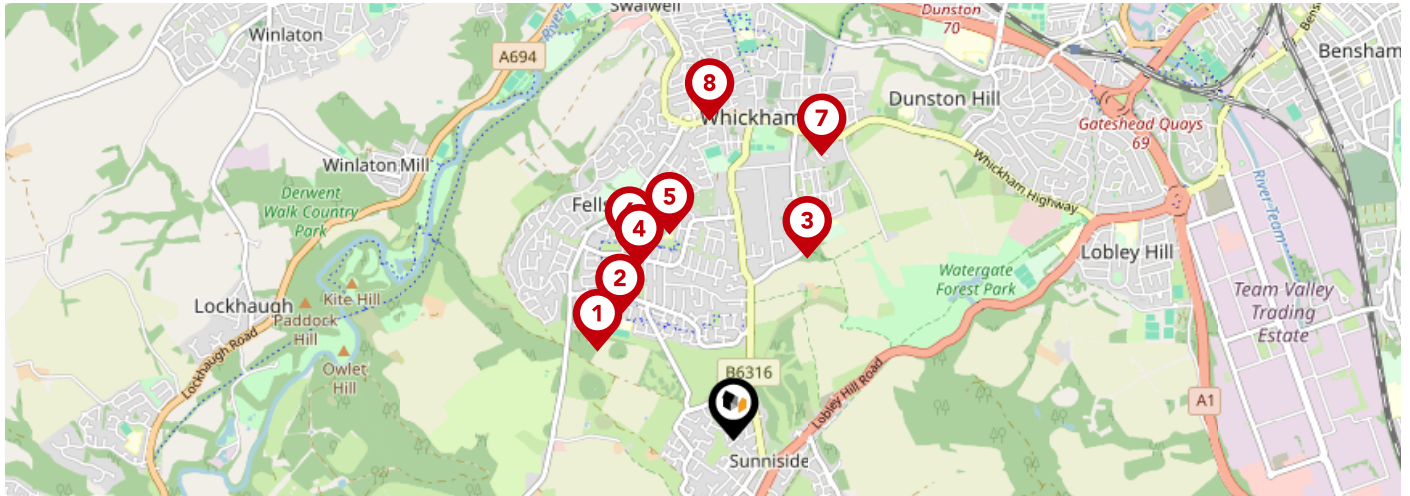
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.
Plan produced using PlanUp.

19 Hole Lane, Sunnyside

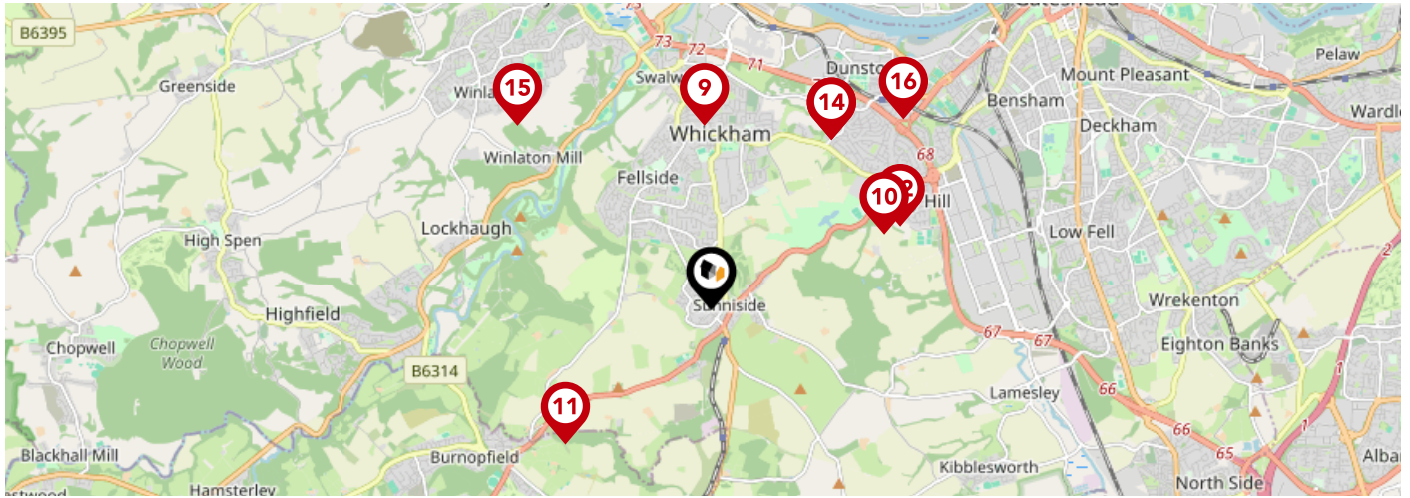










Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	132 m ²



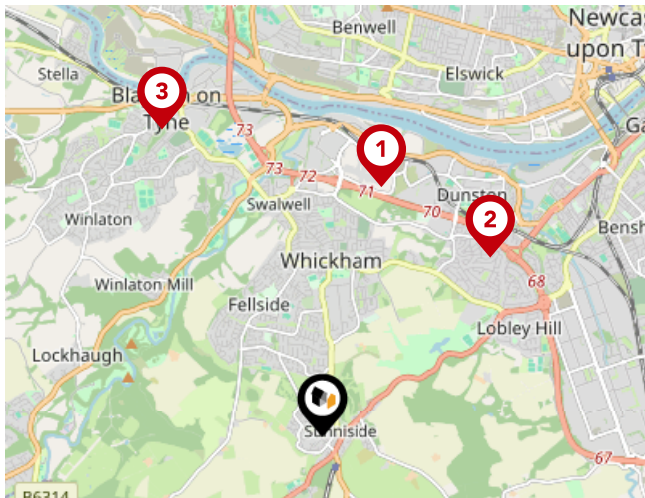
		Nursery	Primary	Secondary	College	Private
1	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.72	<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:0.84	<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:0.84	<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:0.92	<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:0.93	<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:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.69	<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"/>
	Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.78	<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:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

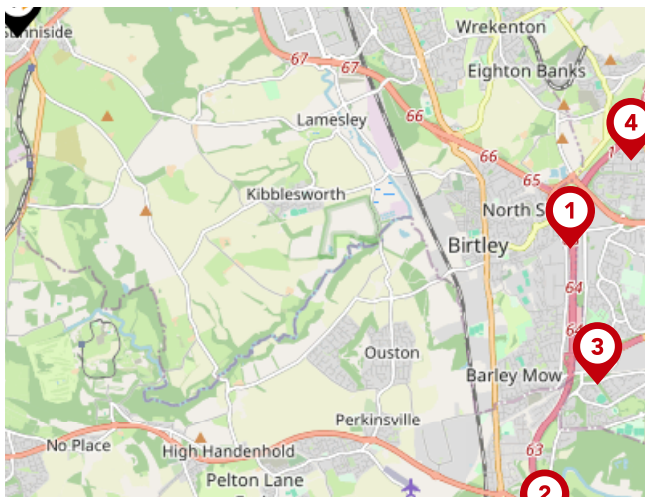
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Metrocentre Rail Station	2.19 miles
	Dunston Rail Station	2.1 miles
	Blaydon Rail Station	2.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	5.04 miles
	A1(M) J63	6.16 miles
	A1(M) J64	5.75 miles
	A194(M) J1	5.33 miles
	A194(M) J2	5.98 miles

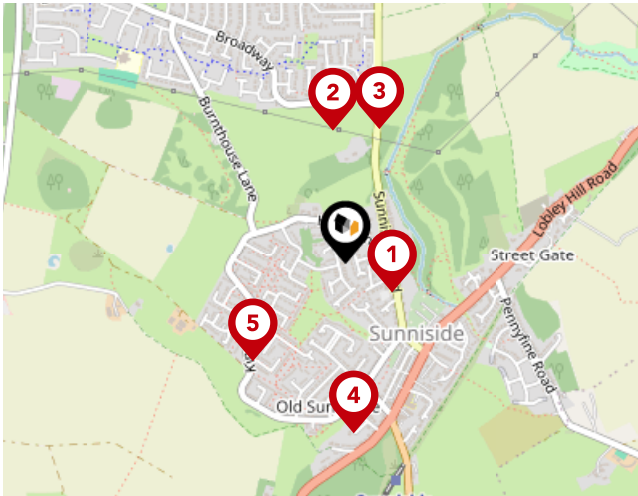


Airports/Helipads

Pin	Name	Distance
	Airport	7.67 miles
	Teesside Airport	30.36 miles
	Leeds Bradford Airport	73.26 miles
	Irthlington	44.76 miles

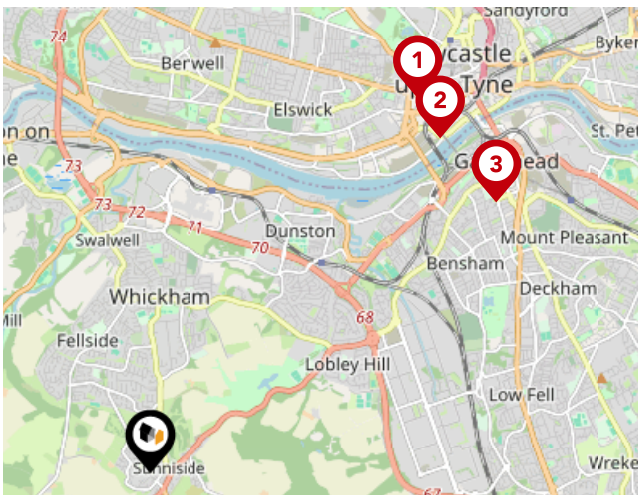
Area

Transport (Local)



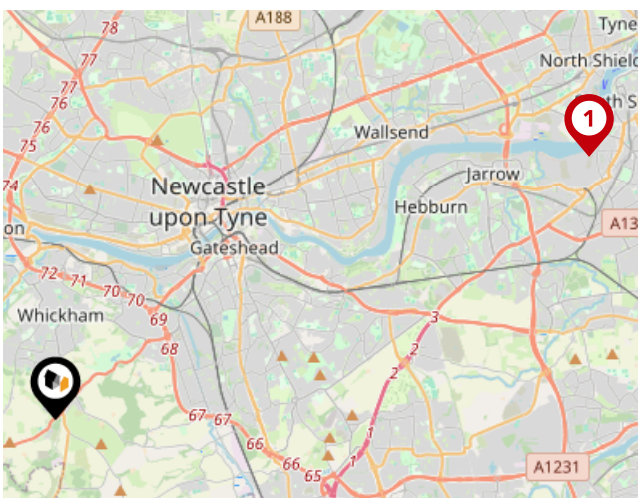
Bus Stops/Stations

Pin	Name	Distance
1	Sunniside Road-Hole Lane	0.12 miles
2	Broadway	0.28 miles
3	Sunniside Road-Napier Court	0.29 miles
4	Kingsway - Coronation Street	0.36 miles
5	Kingsway-Gladeley Way	0.29 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.92 miles
2	Central Station (Tyne and Wear Metro Station)	3.77 miles
3	Gateshead (Tyne and Wear Metro Station)	3.74 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.12 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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