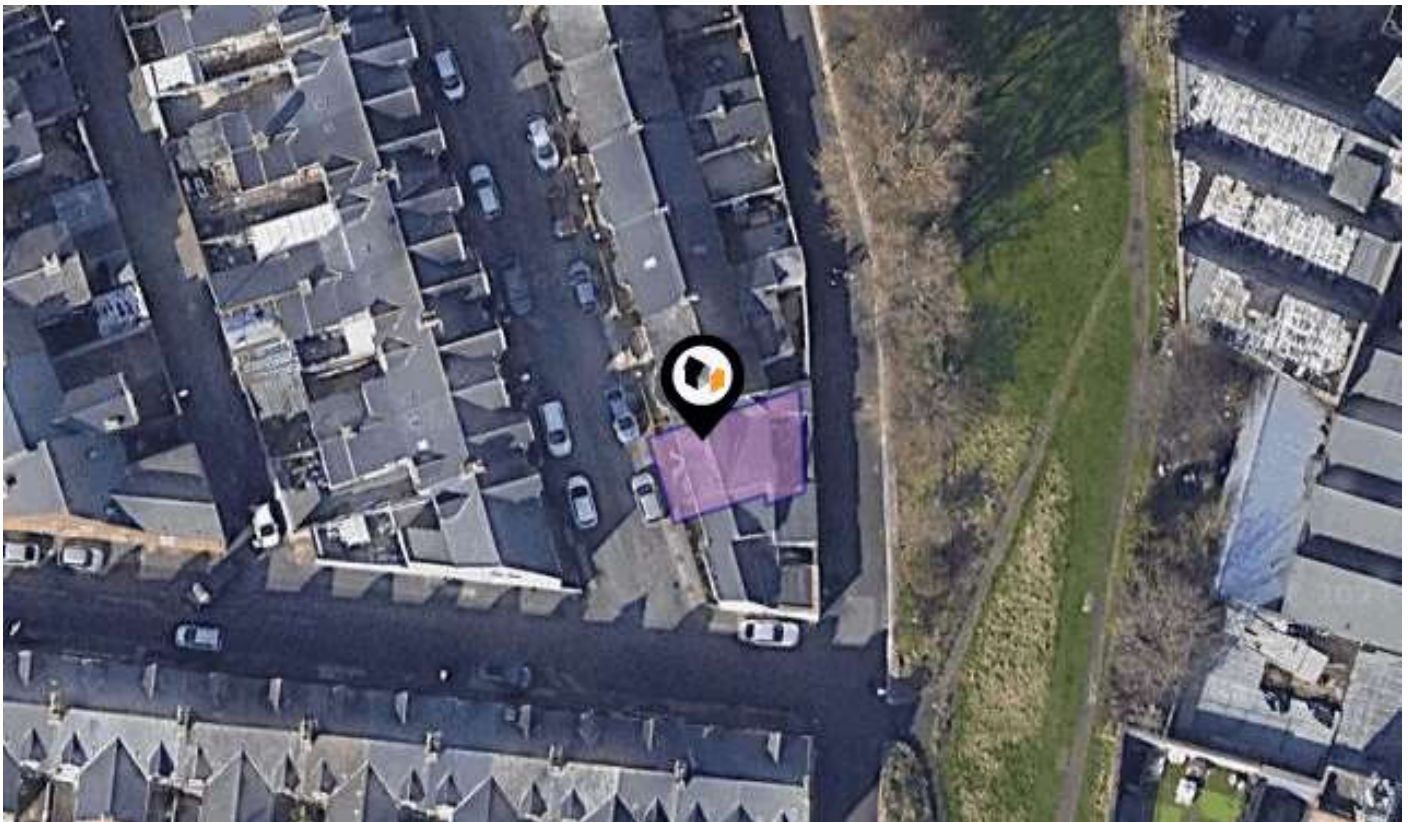




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 24<sup>th</sup> April 2024



**41, THELMA STREET, SUNDERLAND, SR4 7HA**

## Landwood Group

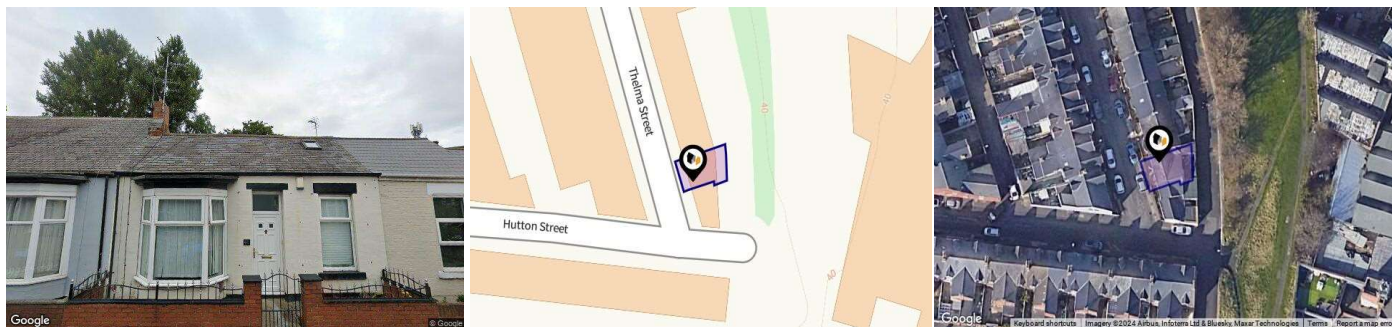
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	02/07/2008
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£95,000
<b>Floor Area:</b>	538 ft <sup>2</sup> / 50 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£176
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,331		
<b>Title Number:</b>	TY83275		
<b>UPRN:</b>	45030596		

## Local Area

<b>Local Authority:</b>	Sunderland
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	High

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

<b>14</b> mb/s	<b>78</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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41, Thelma Street, SR4 7HA

Energy rating

**D**

Valid until 09.02.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

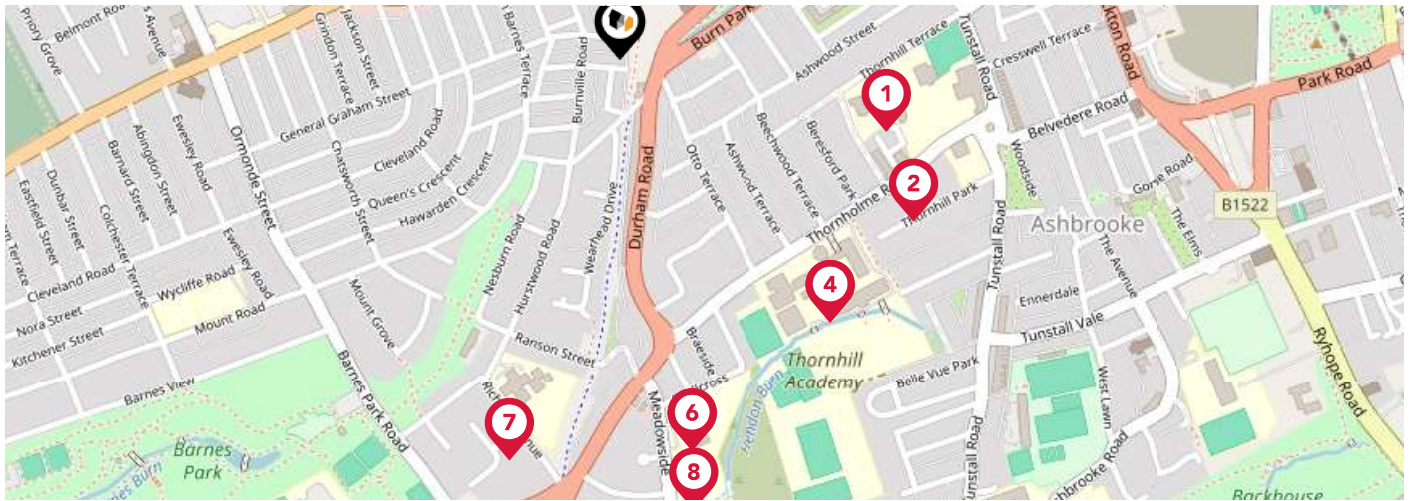
## EPC - Additional Data









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### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Dual
<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, unknown install date
<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>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	50 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
 <b>St Anthony's Girls' Catholic Academy</b> Ofsted Rating: Outstanding   Pupils: 1360   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Argyle House School</b> Ofsted Rating: Not Rated   Pupils: 236   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>School Returners/Young Mums Provision</b> Ofsted Rating: Good   Pupils:0   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Thornhill Academy</b> Ofsted Rating: Requires Improvement   Pupils: 577   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Mary's Roman Catholic Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 465   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Barbara Priestman Academy</b> Ofsted Rating: Good   Pupils: 161   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Richard Avenue Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Mary's Catholic Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 464   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

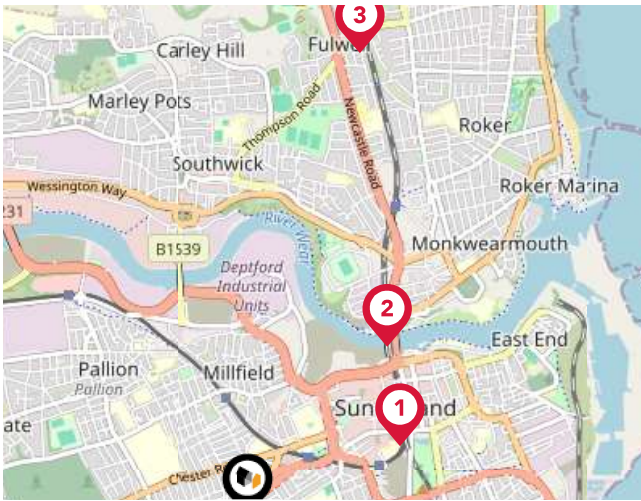
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Barnes Junior School</b> Ofsted Rating: Good   Pupils: 346   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Barnes Infant Academy</b> Ofsted Rating: Good   Pupils: 331   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Joseph's Catholic Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 247   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Joseph's Roman Catholic Voluntary Aided Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 265   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Diamond Hall Infant Academy</b> Ofsted Rating: Good   Pupils: 324   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Diamond Hall Junior Academy</b> Ofsted Rating: Good   Pupils: 330   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Aidan's Catholic Academy</b> Ofsted Rating: Good   Pupils: 845   Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Ashbrooke School</b> Ofsted Rating: Good   Pupils: 66   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.72 miles
2	St Peters Rail Station	0.93 miles
3	Seaburn Rail Station	2.03 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	5.58 miles
2	A194(M) J2	5.65 miles
3	A194(M) J1	5.94 miles
4	A1(M) J64	6.28 miles
5	A1(M) J65	6.4 miles

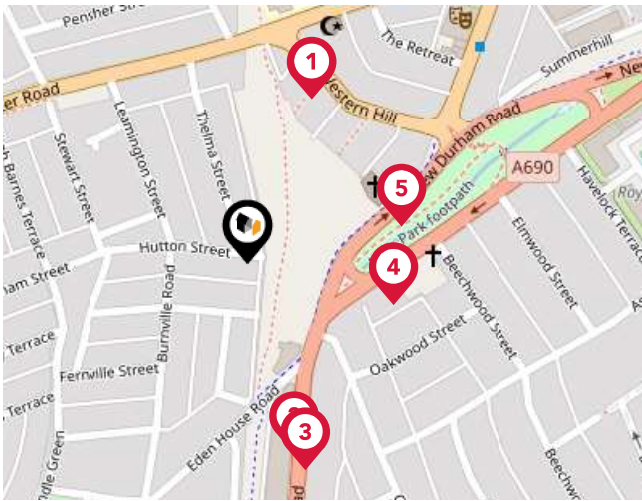


### Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	15.53 miles
2	Durham Tees Valley Airport	27.01 miles
3	Leeds Bradford International Airport	72.17 miles
4	Robin Hood Doncaster Sheffield Airport	99.15 miles

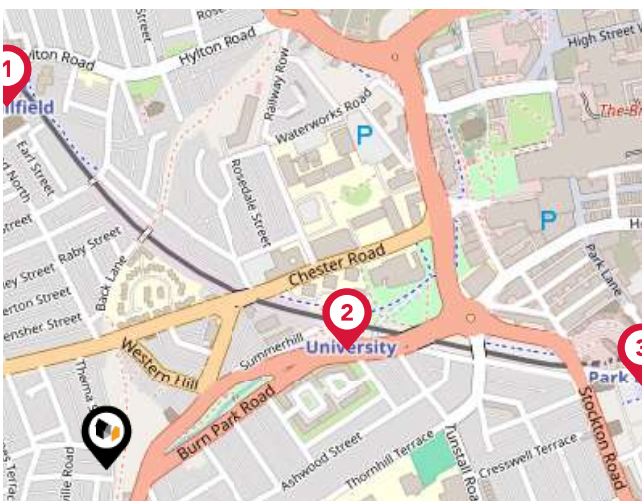
# Area

## Transport (Local)



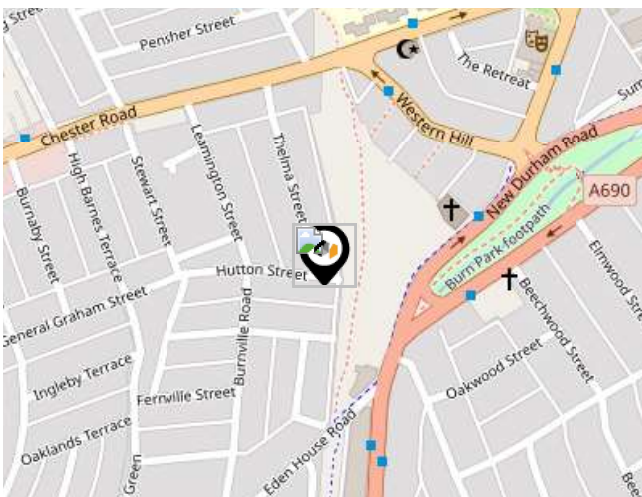
### Bus Stops/Stations

Pin	Name	Distance
1	Western Hill	0.09 miles
2	Durham Road-Eden House Road	0.1 miles
3	Durham Road-Riversdale Terrace	0.11 miles
4	Burn Park Road-Durham Road	0.08 miles
5	Durham Road-The Royalty	0.08 miles



### Local Connections

Pin	Name	Distance
1	Millfield (Tyne and Wear Metro Station)	0.4 miles
2	University (Tyne and Wear Metro Station)	0.28 miles
3	Park Lane (Tyne and Wear Metro Station)	0.58 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.65 miles
2	South Shields Ferry Terminal	6.88 miles

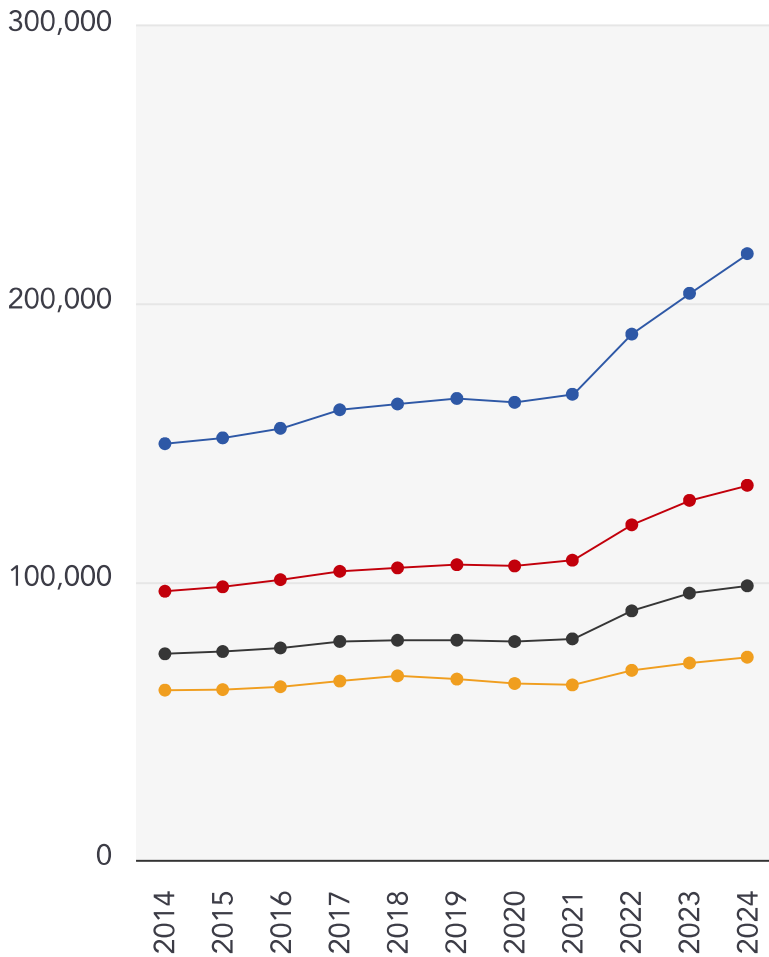


# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in SR4



Detached

**+45.65%**

Semi-Detached

**+39.46%**

Terraced

**+32.99%**

Flat

**+19.41%**

# Landwood Group

## 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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