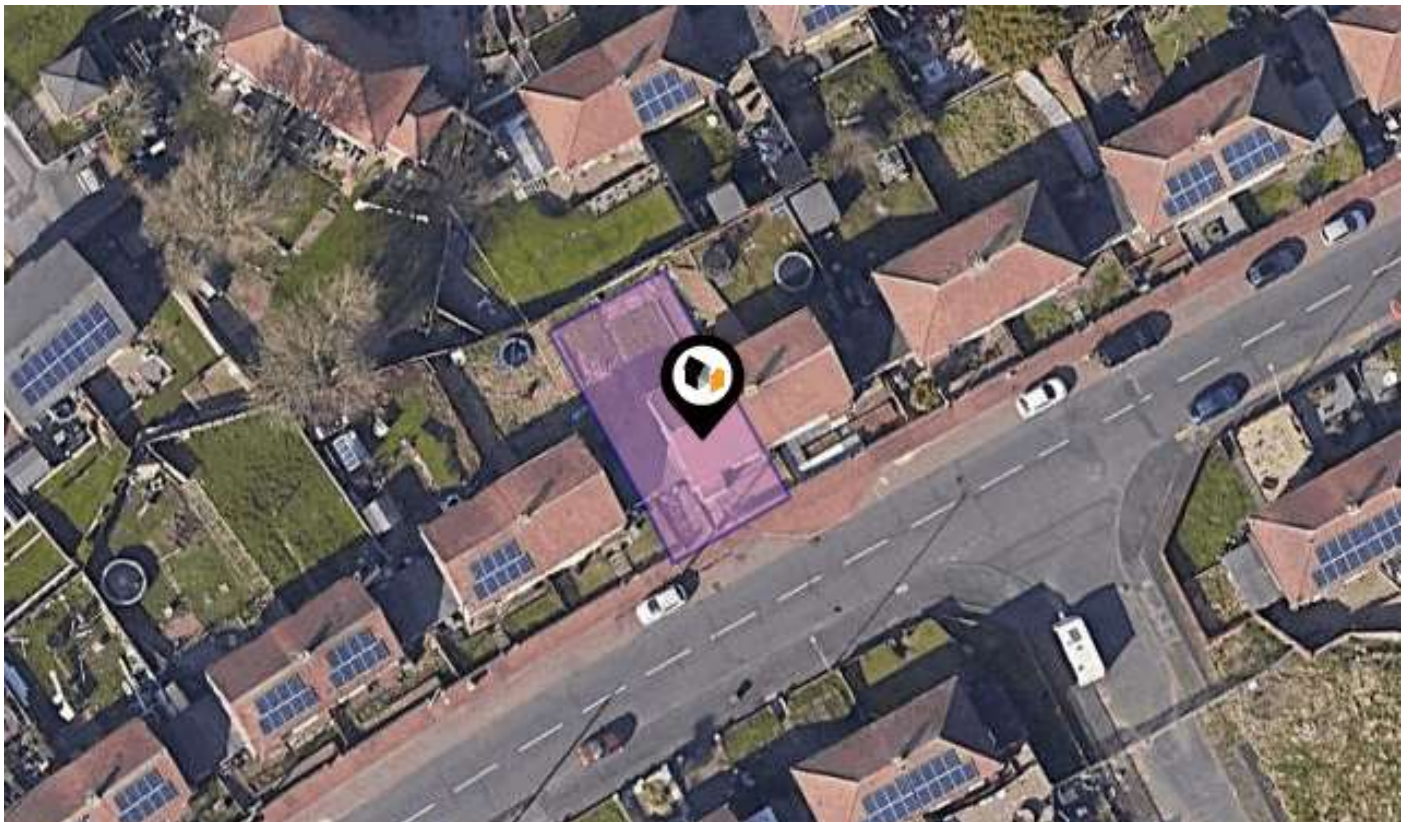




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 15<sup>th</sup> October 2024



**24, PRESTHOPE ROAD, SUNDERLAND, SR4 9DR**

## Landwood Group

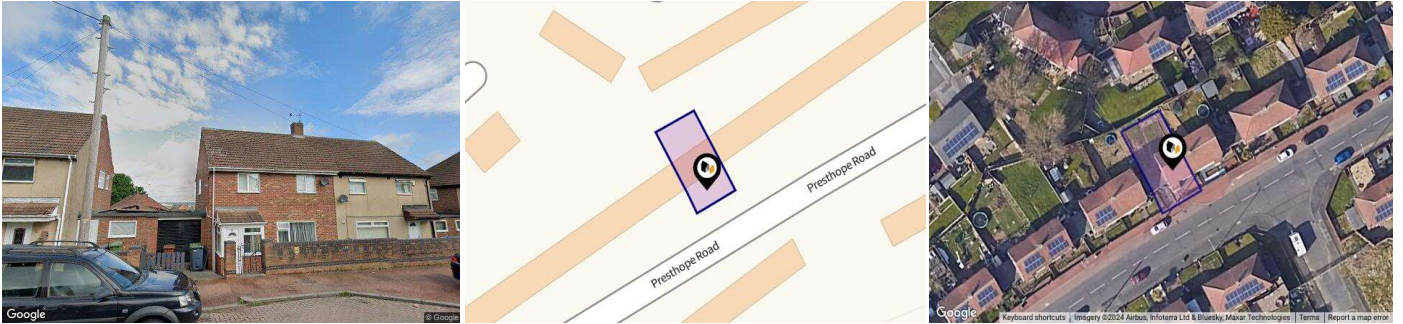
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>







## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	16/11/2007
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£77,000
<b>Floor Area:</b>	979 ft <sup>2</sup> / 91 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£76
<b>Plot Area:</b>	0.05 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,331		
<b>Title Number:</b>	TY138729		
<b>UPRN:</b>	45080743		

## Local Area

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

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

<b>6</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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24 Presthope Road, SR4 9DR

Energy rating

C

Valid until 28.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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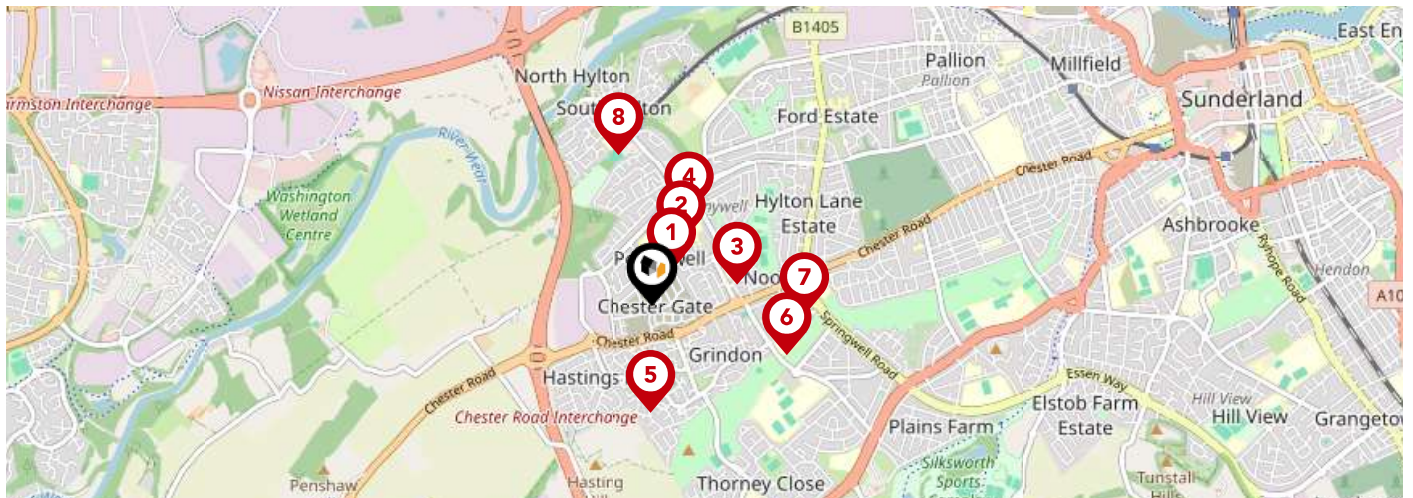
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<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, unknown install date
<b>Previous Extension:</b>	0
<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, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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 all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>



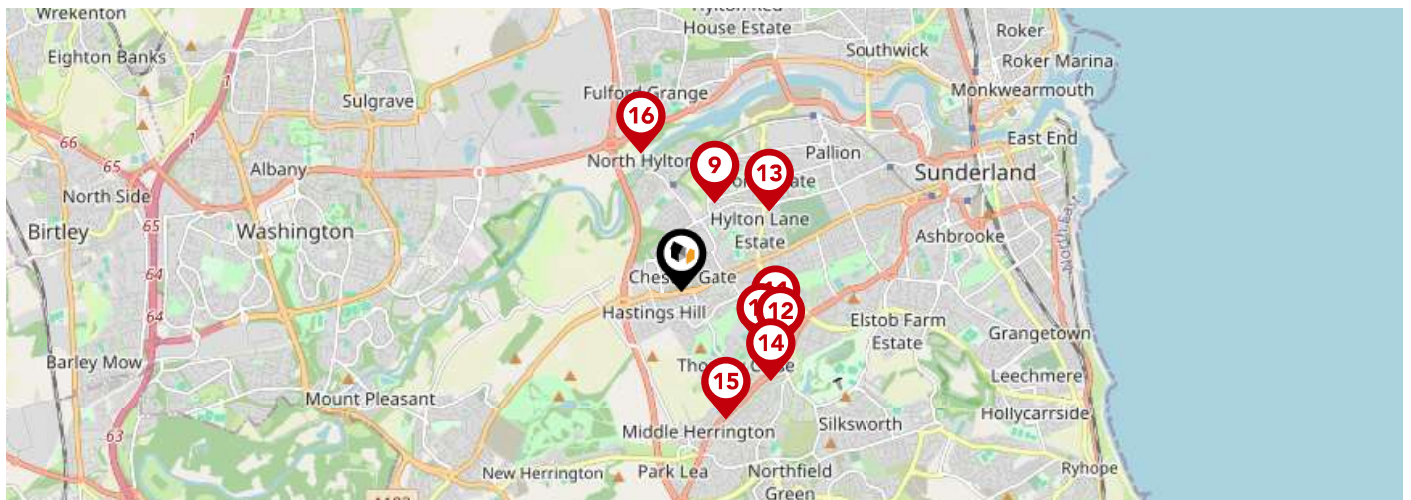
# Area Schools

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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Academy 360</b> Ofsted Rating: Good   Pupils: 901   Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Pennywell Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:0.29</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Christ's College</b> Ofsted Rating: Good   Pupils: 761   Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St Anne's Roman Catholic Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Grindon Infant School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Cuthbert's Catholic Primary School, Sunderland</b> Ofsted Rating: Outstanding   Pupils: 236   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Broadway Junior School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>South Hylton Primary Academy</b> Ofsted Rating: Good   Pupils: 263   Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

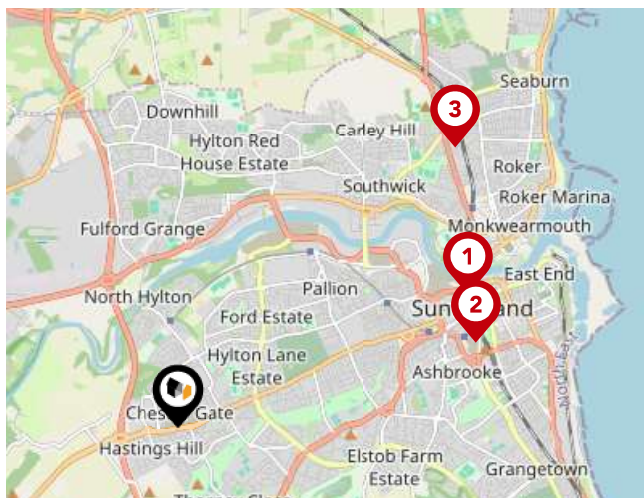
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9 North View Academy</b> Ofsted Rating: Good   Pupils: 84   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Sandhill View Academy</b> Ofsted Rating: Good   Pupils: 750   Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 The Link School</b> Ofsted Rating: Good   Pupils: 125   Distance:0.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Sunningdale School</b> Ofsted Rating: Outstanding   Pupils: 135   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Highfield Academy</b> Ofsted Rating: Good   Pupils: 428   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Thorney Close Primary School</b> Ofsted Rating: Good   Pupils: 296   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Hasting Hill Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Education and Services for People with Autism</b> Ofsted Rating: Good   Pupils:0   Distance:1.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

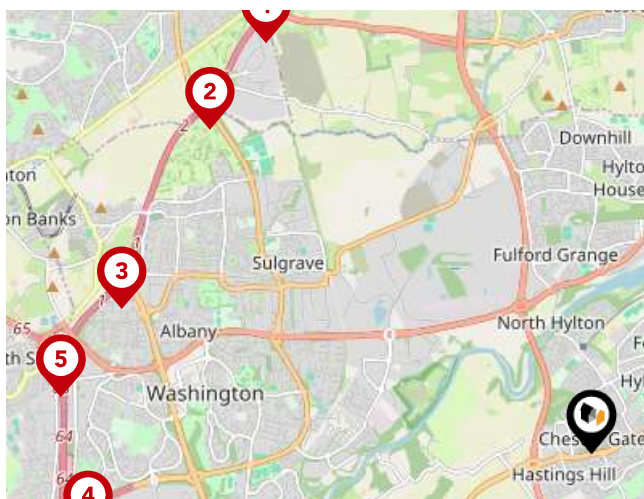
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	St Peters Rail Station	2.72 miles
2	Sunderland Rail Station	2.63 miles
3	Seaburn Rail Station	3.36 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	4.46 miles
2	A194(M) J2	4.26 miles
3	A194(M) J1	4.19 miles
4	A1(M) J64	4.35 miles
5	A1(M) J65	4.54 miles



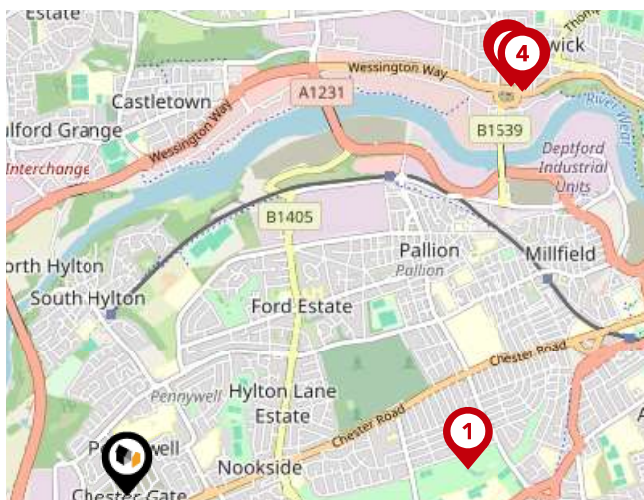
### Airports/HELIPADS

Pin	Name	Distance
1	Airport	14.37 miles
2	Teesside Airport	26.49 miles
3	Leeds Bradford Airport	71.5 miles
4	Irthlington	54.09 miles



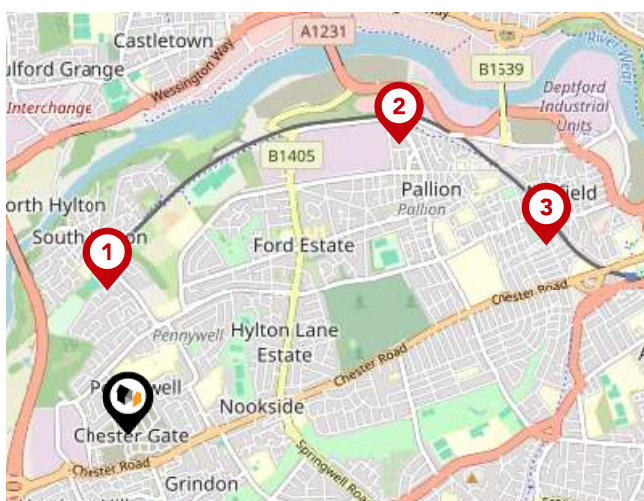
# Area

## Transport (Local)



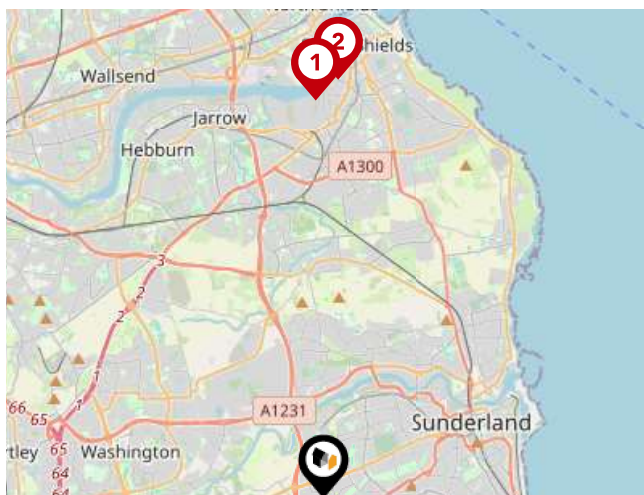
### Bus Stops/Stations

Pin	Name	Distance
1	Mount Road	1.46 miles
2	Fern Avenue	2.4 miles
3	Church Bank	2.39 miles
4	Sunderland Road - Stoney Lane	2.41 miles
5	Sunderland Road	2.42 miles



### Local Connections

Pin	Name	Distance
1	South Hylton (Tyne and Wear Metro Station)	0.62 miles
2	Pallion (Tyne and Wear Metro Station)	1.69 miles
3	Millfield (Tyne and Wear Metro Station)	1.95 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.76 miles
2	South Shields Ferry Terminal	7.11 miles



# Landwood Group

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