



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 15th October 2024



24, WESTERHAM CLOSE, SUNDERLAND, SR5 5SZ

Landwood Group

77 Deansgate Manchester M3 2BW

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	19.43 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,331		
Title Number:	TY362239		
UPRN:	45115428		

Local Area

Local Authority:	Sunderland
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	37 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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24, Westerham Close, SR5 5SZ

Energy rating

B

Valid until 31.05.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

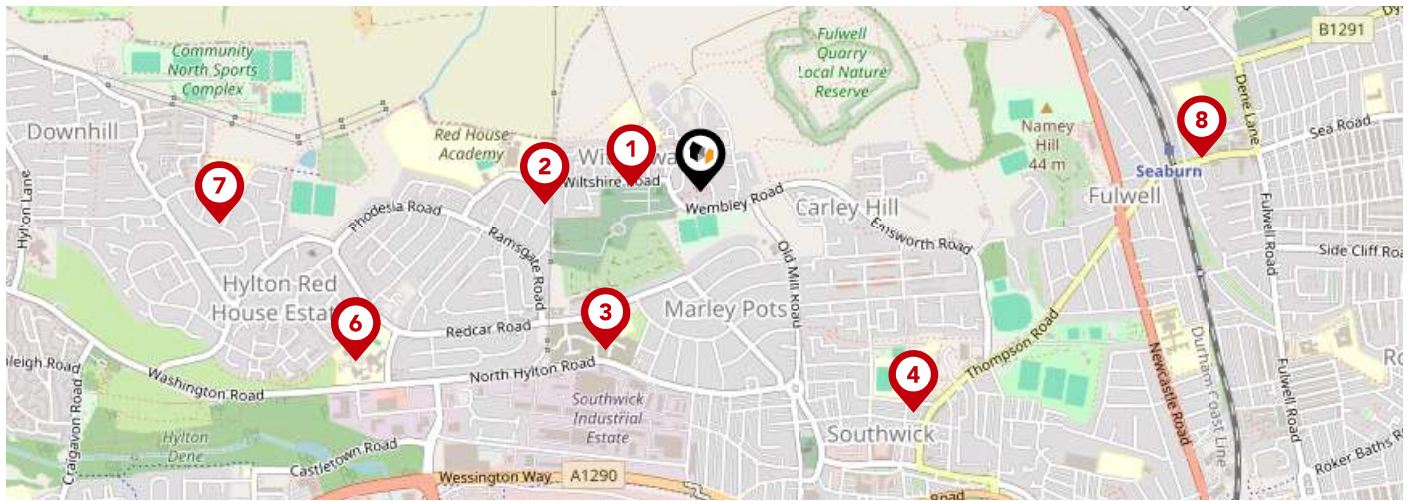
EPC - Additional Data

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Additional EPC Data

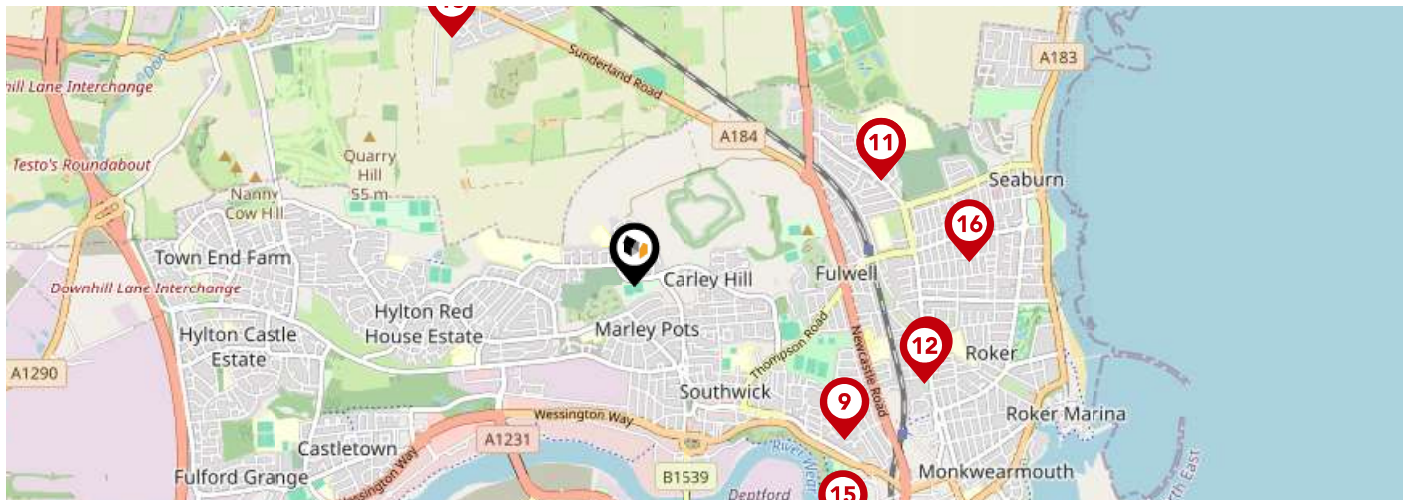
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (social)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 Willow Wood Community Primary School Ofsted Rating: Good Pupils: 250 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Red House Academy Ofsted Rating: Good Pupils: 464 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 English Martyrs' Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 194 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Southwick Community Primary School Ofsted Rating: Good Pupils: 371 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Northern Saints Church of England Academy Ofsted Rating: Good Pupils: 482 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Hylton Red House Nursery School Ofsted Rating: Outstanding Pupils: 131 Distance:0.82	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Harry Watts Academy Ofsted Rating: Outstanding Pupils: 169 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Fulwell Infant School Academy Ofsted Rating: Outstanding Pupils: 358 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

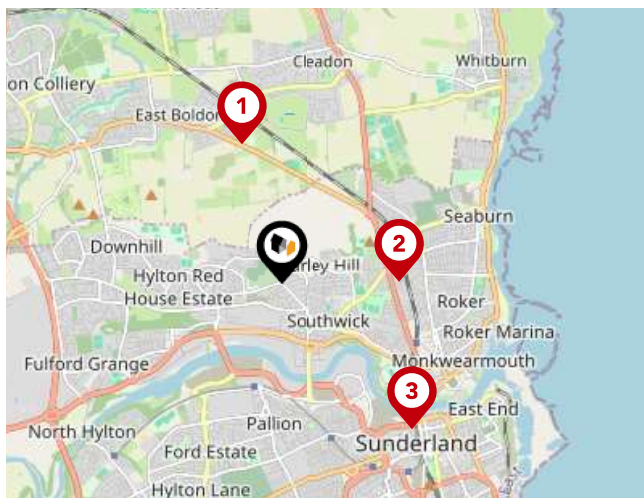
Area Schools



	Nursery	Primary	Secondary	College	Private
 Grange Park Primary School Ofsted Rating: Good Pupils: 242 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Seaburn Dene Primary School Ofsted Rating: Good Pupils: 222 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Monkwearmouth Academy Ofsted Rating: Good Pupils: 846 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Redby Academy Ofsted Rating: Good Pupils: 281 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Boldon Infants' School Ofsted Rating: Good Pupils: 173 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Benet's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 338 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beacon of Light School Ofsted Rating: Good Pupils:0 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fulwell Junior School Ofsted Rating: Outstanding Pupils: 355 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

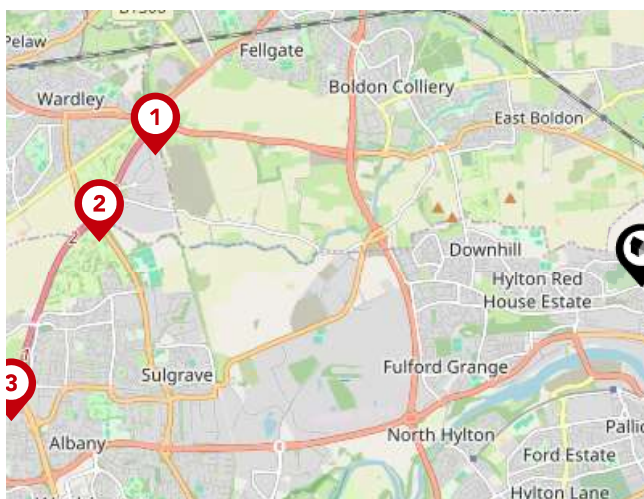
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	East Boldon Rail Station	1.24 miles
2	Seaburn Rail Station	0.99 miles
3	St Peters Rail Station	1.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	4.29 miles
2	A194(M) J2	4.64 miles
3	A194(M) J1	5.49 miles
4	A1(M) J64	6.43 miles
5	A1(M) J65	6.18 miles



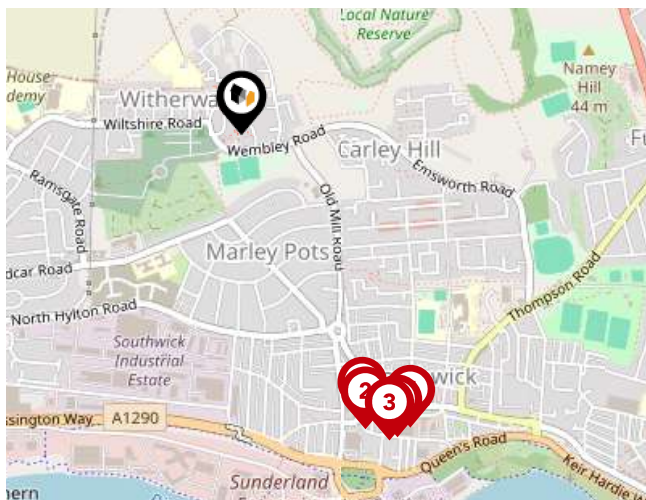
Airports/HELIPADS

Pin	Name	Distance
1	Airport	13.99 miles
2	Teesside Airport	28.87 miles
3	Leeds Bradford Airport	74.03 miles
4	Irthlington	55.34 miles

Area

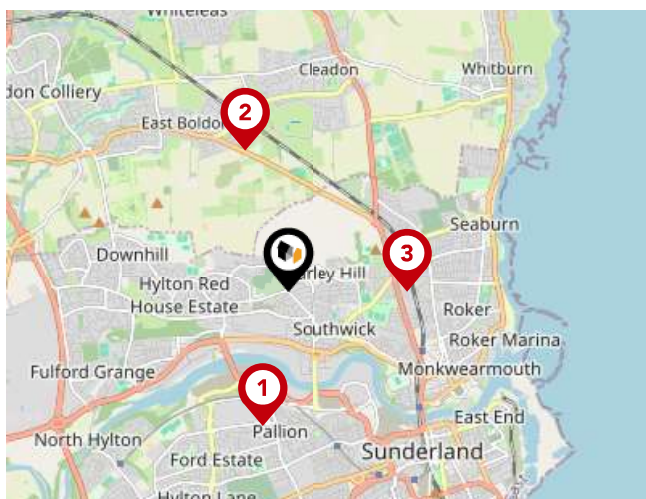
Transport (Local)

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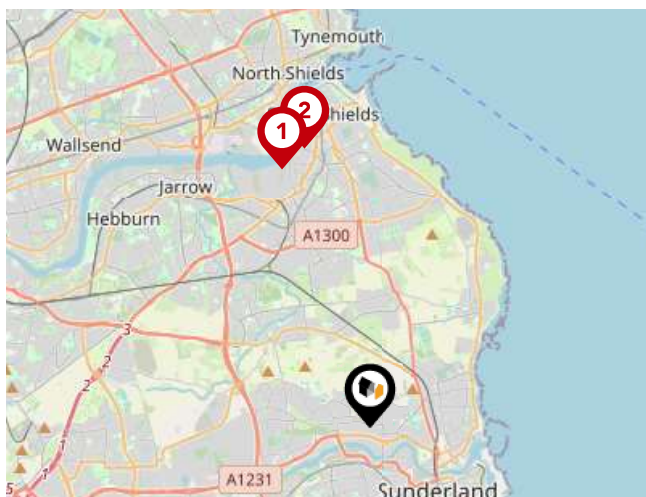
Bus Stops/Stations

Pin	Name	Distance
1	Fern Avenue	0.66 miles
2	Church Bank	0.68 miles
3	Sunderland Road - Stoney Lane	0.73 miles
4	Sunderland Road	0.73 miles
5	Beaumont Street - Sunderland Road	0.72 miles



Local Connections

Pin	Name	Distance
1	Pallion (Tyne and Wear Metro Station)	1.16 miles
2	East Boldon (Tyne and Wear Metro Station)	1.26 miles
3	Seaburn (Tyne and Wear Metro Station)	1 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	4.64 miles
2	South Shields Ferry Terminal	4.86 miles

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