



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 08th June 2026



**31 THE CROFT, THORNHOLME ROAD, SUNDERLAND, SR2
7NR**

Landwood Group

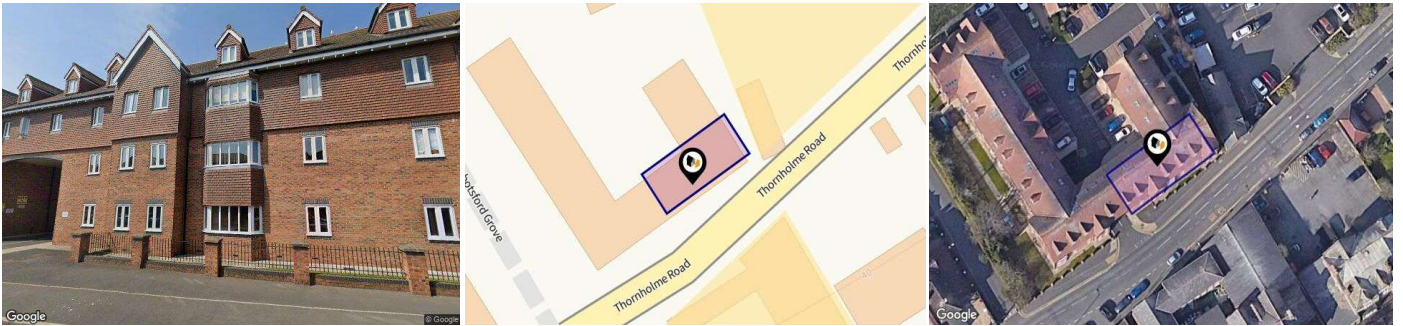
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	14/03/2006
Bedrooms:	2	Last Sold Price:	£170,000
Floor Area:	667 ft ² / 62 m ²	Last Sold £/ft²:	£219
Plot Area:	0.06 acres	Tenure:	Leasehold
Year Built :	2006		
Council Tax :	Band C		
Annual Estimate:	£1,953		
Title Number:	TY447384		
UPRN:	45141667		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Sunderland
Conservation Area:	Ashbrooke, Sunderland
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

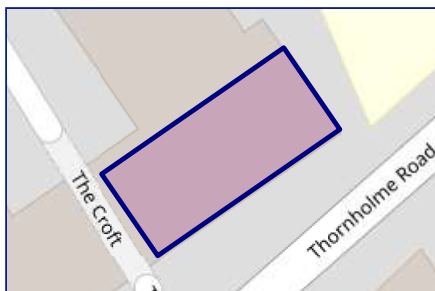
LANDWOOD
GROUP

Freehold Title Plan



TY394279

Leasehold Title Plan



TY447384

Start Date: 13/03/2006
End Date: 01/01/2129
Lease Term: 125 years from 1 January 2004
Term Remaining: 102 years

Property EPC - Certificate

LANDWOOD
GROUP

31 The Croft, Thornholme Road, SUNDERLAND, SR2
7NR

Energy rating

B

Valid until 05.04.2034

Certificate number
1834-0724-9300-0015-6206

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

Property

EPC - Additional Data

LANDWOOD
GROUP

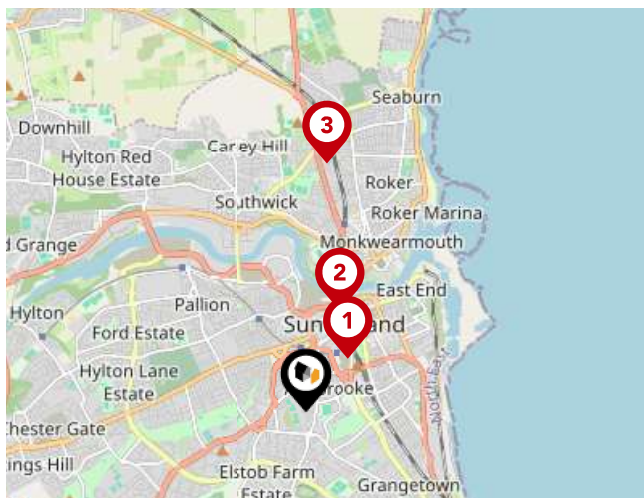
Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Total Floor Area:	62 m ²

Area

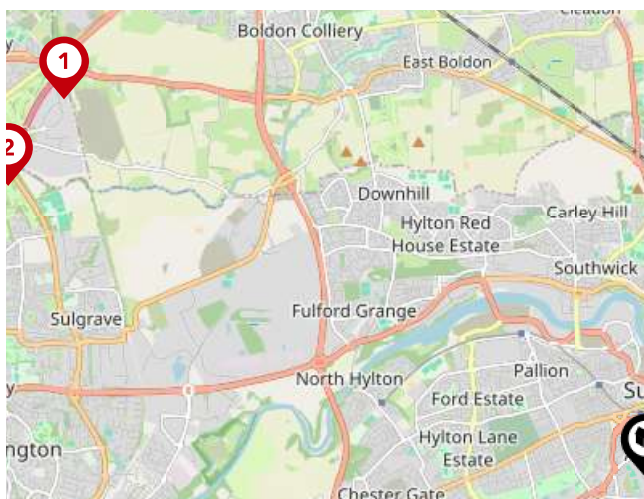
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.57 miles
2	St Peter's Rail Station	0.91 miles
3	Seaburn Rail Station	2.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	5.91 miles
2	A194(M) J2	5.98 miles
3	A194(M) J1	6.26 miles
4	A1(M) J64	6.55 miles
5	A1(M) J65	6.71 miles



Airports/Helipads

Pin	Name	Distance
1	Airport	15.86 miles
2	Teesside Airport	26.89 miles
3	Leeds Bradford Airport	72.07 miles
4	Irthlington	56.25 miles

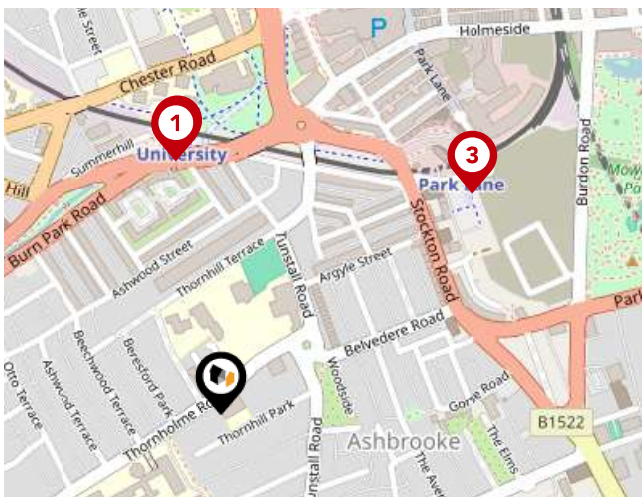
Area

Transport (Local)



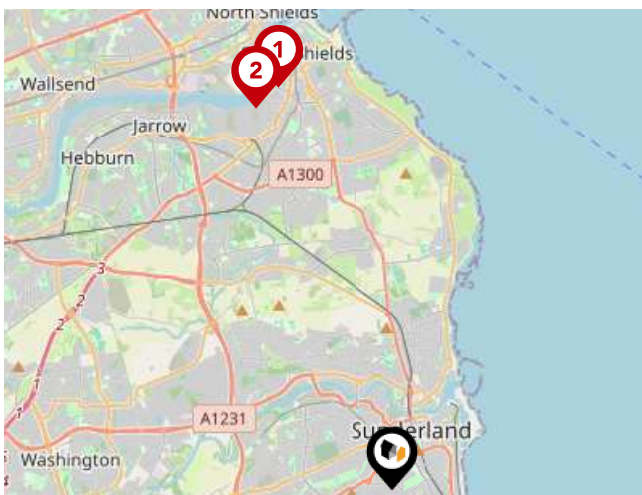
Bus Stops/Stations

Pin	Name	Distance
1	Thornholme Road-School	0.01 miles
2	Tunstall Road-Argyle Street	0.13 miles
3	Tunstall Road-Thornhill Park	0.11 miles
4	Thornholme Road-Beechwood Terrace	0.12 miles
5	Thornholme Road-Beresford Park	0.17 miles



Local Connections

Pin	Name	Distance
1	University (Tyne and Wear Metro Station)	0.27 miles
2	University (Tyne and Wear Metro Station)	0.28 miles
3	Park Lane (Tyne and Wear Metro Station)	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	7.1 miles
2	Newcastle International Ferry Terminal	6.89 miles

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

