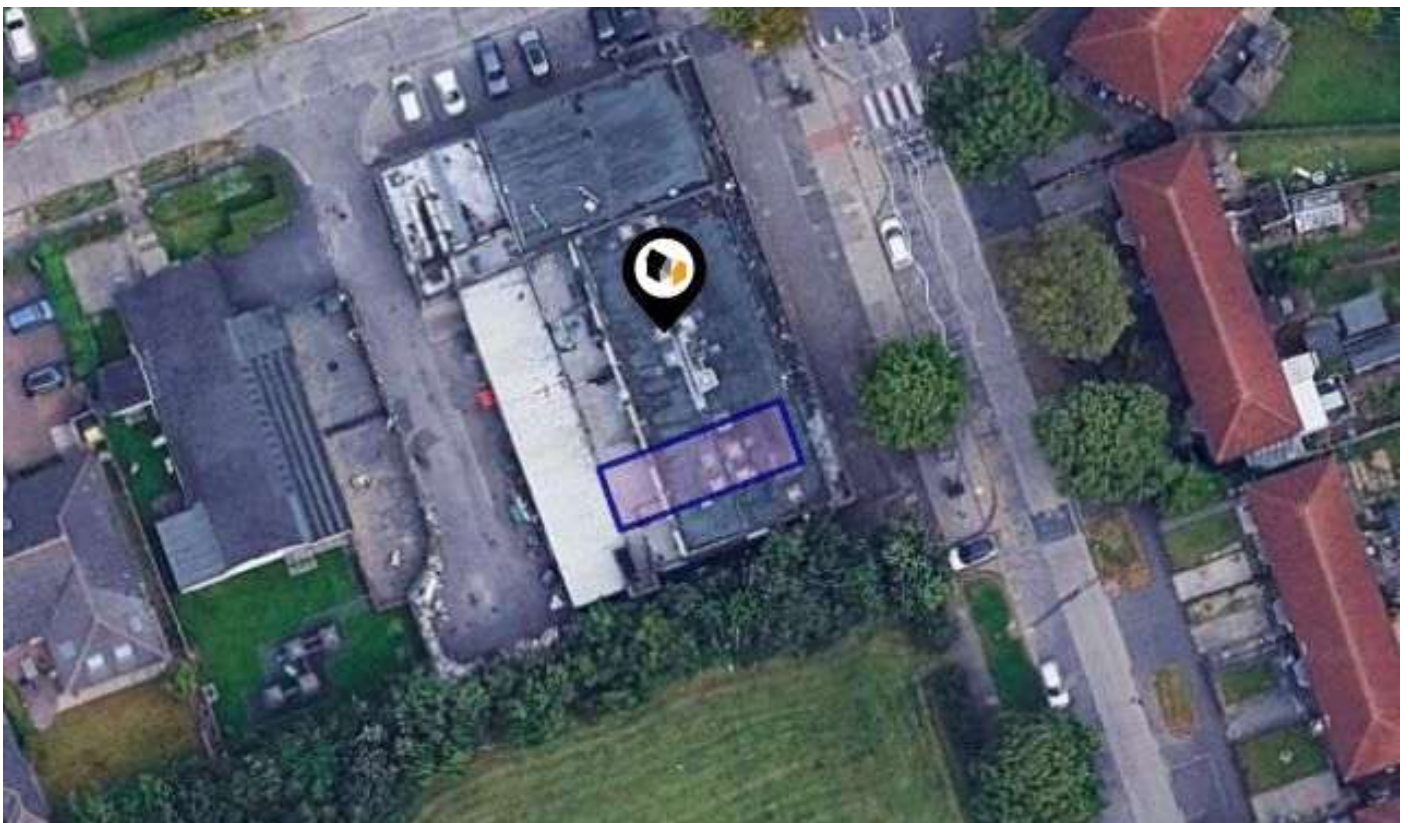




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 27th May 2026



65, SALTERSGILL AVENUE, MIDDLESBROUGH, TS4 3JT

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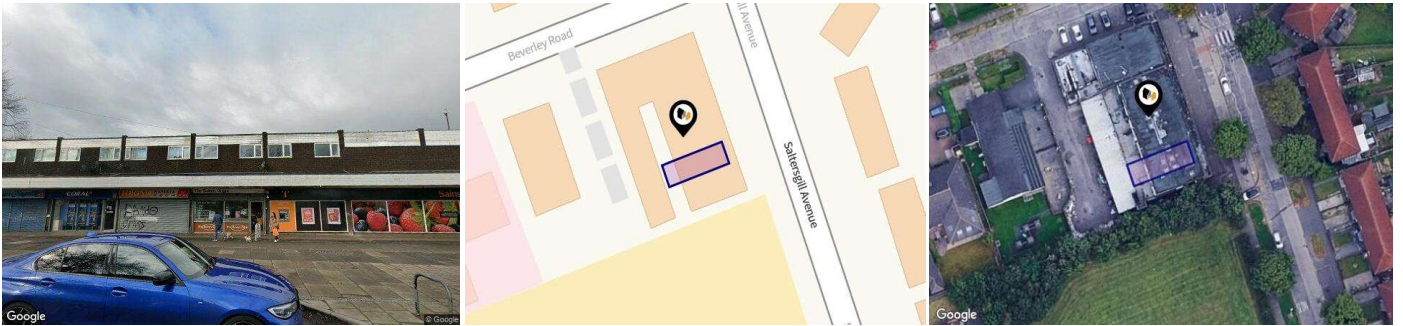
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.02 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,699		
Title Number:	CE181132		
UPRN:	100110133820		
Restrictive Covenants:	No		

Local Area

Local Authority:	Middlesbrough
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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65 SALTERSGILL AVENUE, MIDDLESBROUGH, TS4
3JT

Energy rating

E

Valid until 20.06.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

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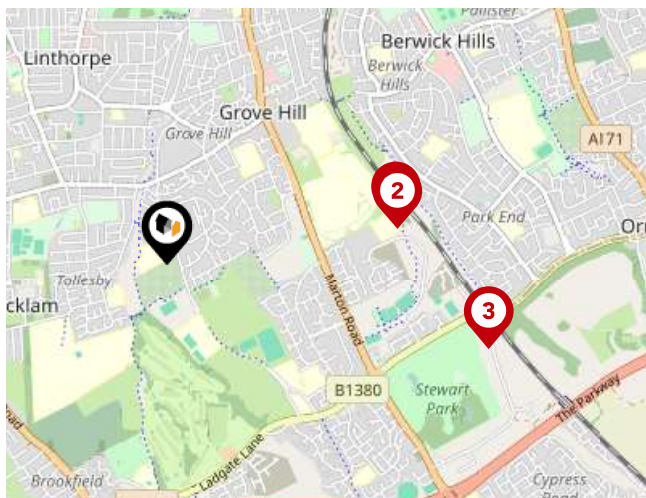
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	(other premises below)
Total Floor Area:	60 m ²

Area

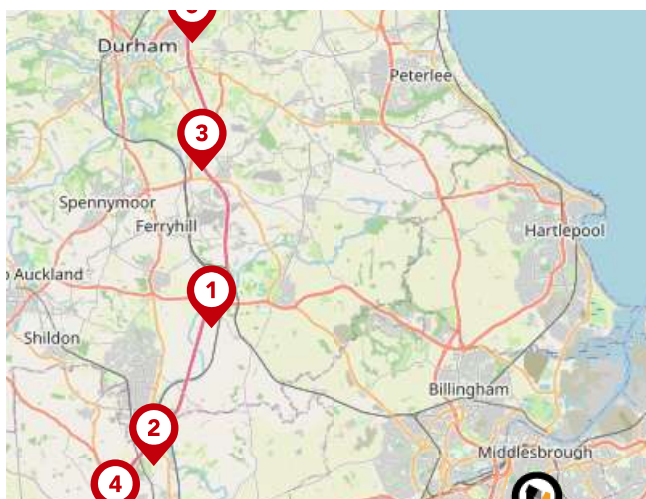
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	James Cook Rail Station	1 miles
2	James Cook Rail Station	1.01 miles
3	Marton Station	1.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	13.24 miles
2	A1(M) J59	13.37 miles
3	A1(M) J61	16.98 miles
4	A1(M) J58	14.5 miles
5	A1(M) J62	20.62 miles

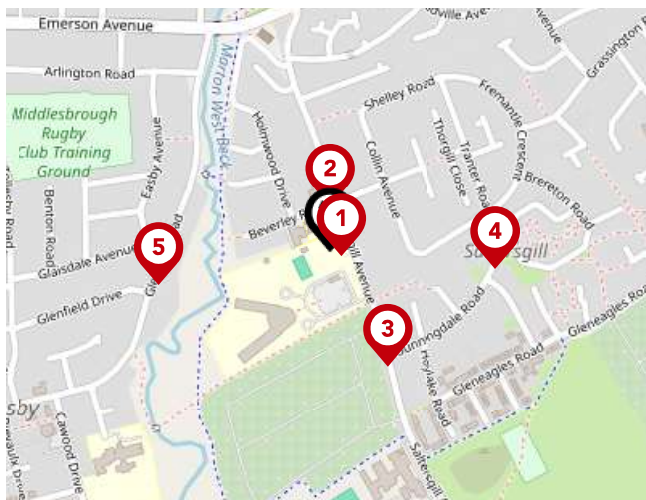


Airports/HELIPADS

Pin	Name	Distance
1	Teesside Airport	8.46 miles
2	Airport	38.72 miles
3	Leeds Bradford Airport	50.16 miles
4	Irthington	68.36 miles

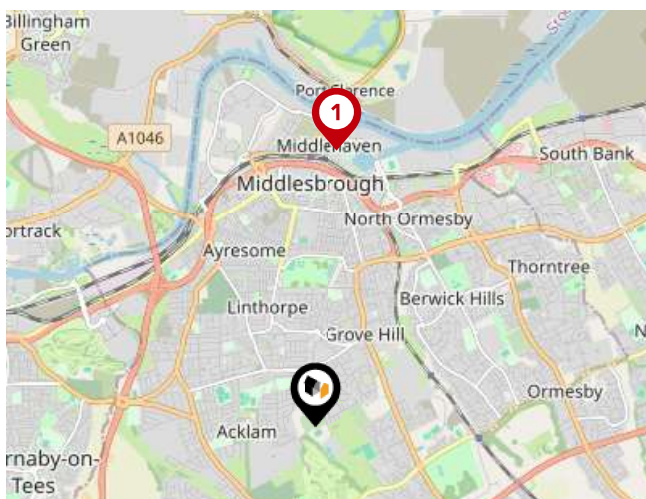
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Saltersgill	0.01 miles
2	The Saltersgill	0.05 miles
3	Hoylake Road	0.14 miles
4	Tranter Road	0.18 miles
5	Glendale Road	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	2.38 miles

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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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