



KPF: Key Property Facts

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



**32 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:	15/03/2006
Bedrooms:	2	Last Sold Price:	£170,000
Floor Area:	861 ft ² / 80 m ²	Last Sold £/ft²:	£235
Plot Area:	0.06 acres	Tenure:	Leasehold
Year Built :	2003-2006		
Council Tax :	Band C		
Annual Estimate:	£1,953		
Title Number:	TY447347		
UPRN:	45141668		
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

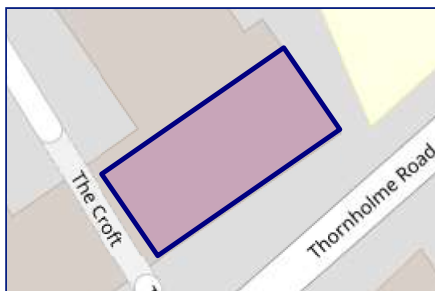
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Freehold Title Plan



TY394279

Leasehold Title Plan



TY447347

Start Date: 14/03/2006
End Date: 01/01/2129
Lease Term: 125 years from 1 January 2004
Term Remaining: 102 years

Property EPC - Certificate

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Energy rating

B

Valid until 02.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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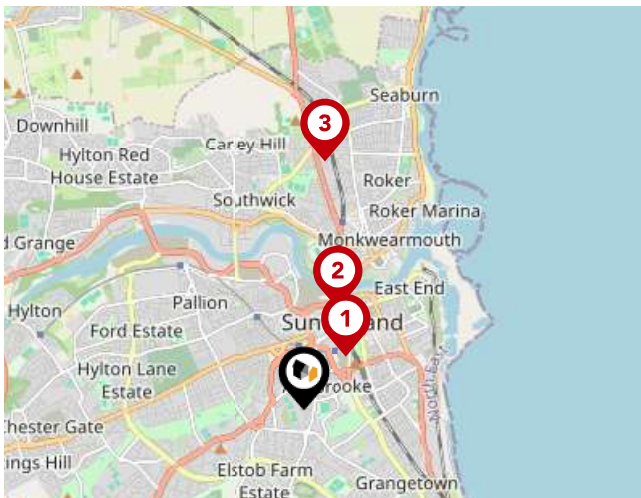
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	80 m ²

Area

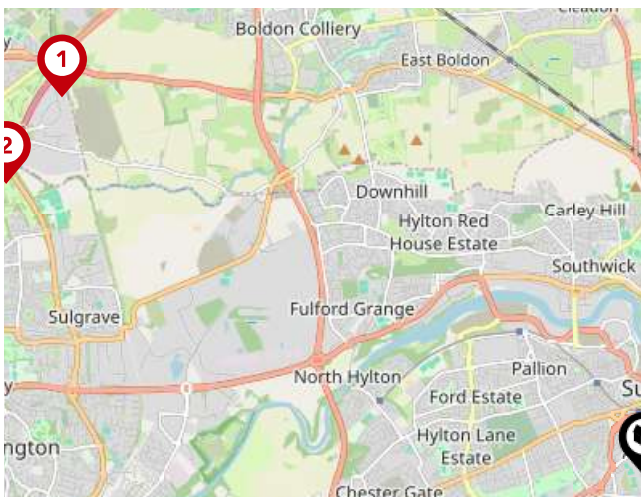
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.57 miles
2	St Peters 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	Irthington	56.25 miles

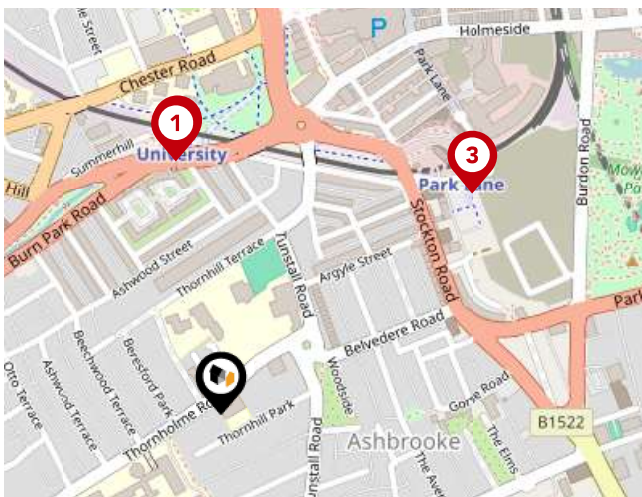
Area

Transport (Local)



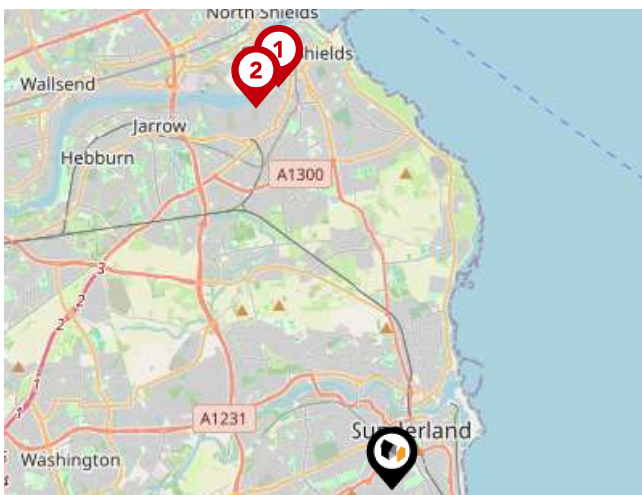
Bus Stops/Stations

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

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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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