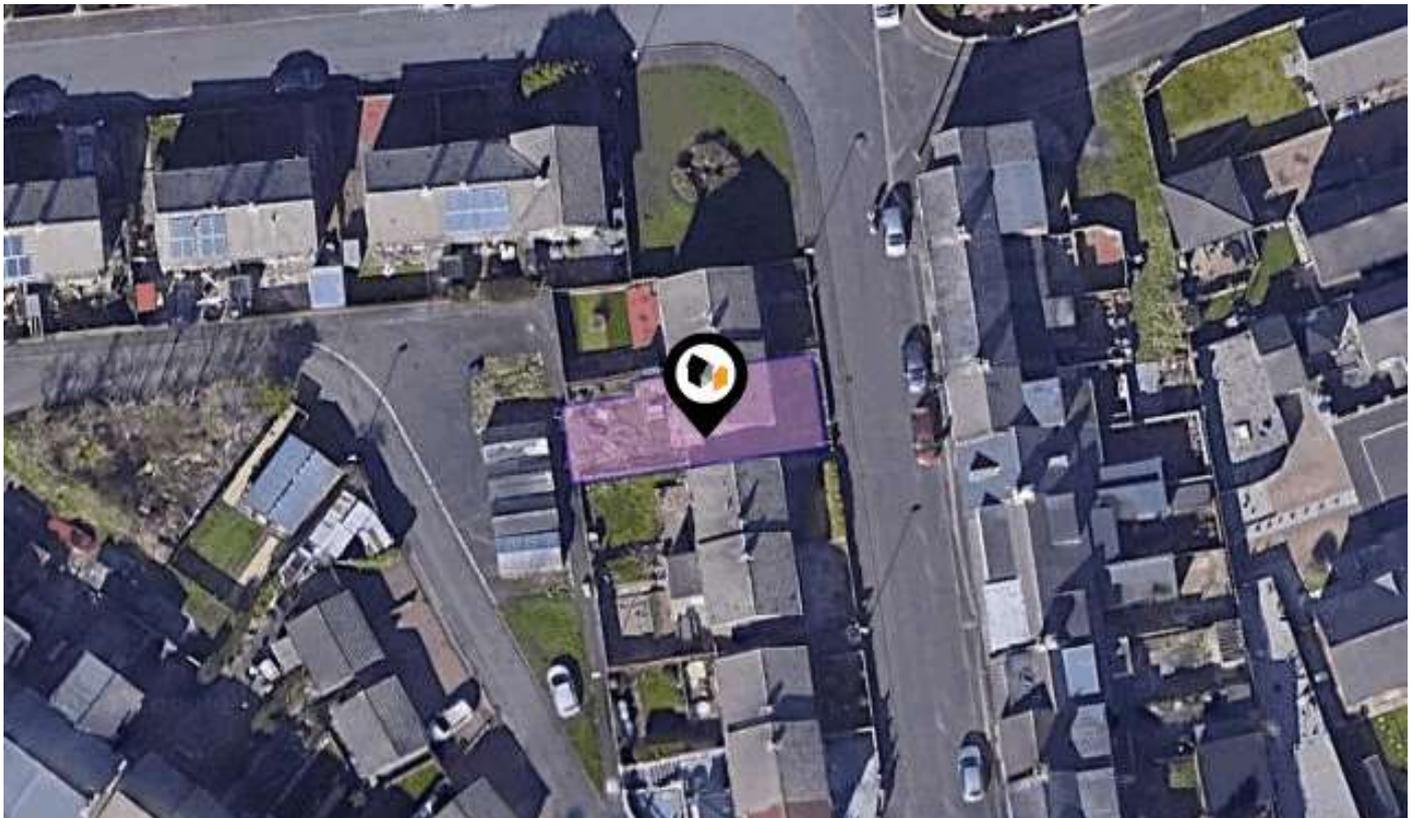




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 16th July 2024



**4, LYONS LANE, EASINGTON LANE, HOUGHTON LE
SPRING, DH5 0HP**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached	Last Sold Date:	03/05/2007
Bedrooms:	2	Last Sold Price:	£100,000
Plot Area:	0.04 acres	Last Sold £/ft²:	£129
Year Built :	1950-1966	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,331		
Title Number:	TY385000		
UPRN:	45127744		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	47 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



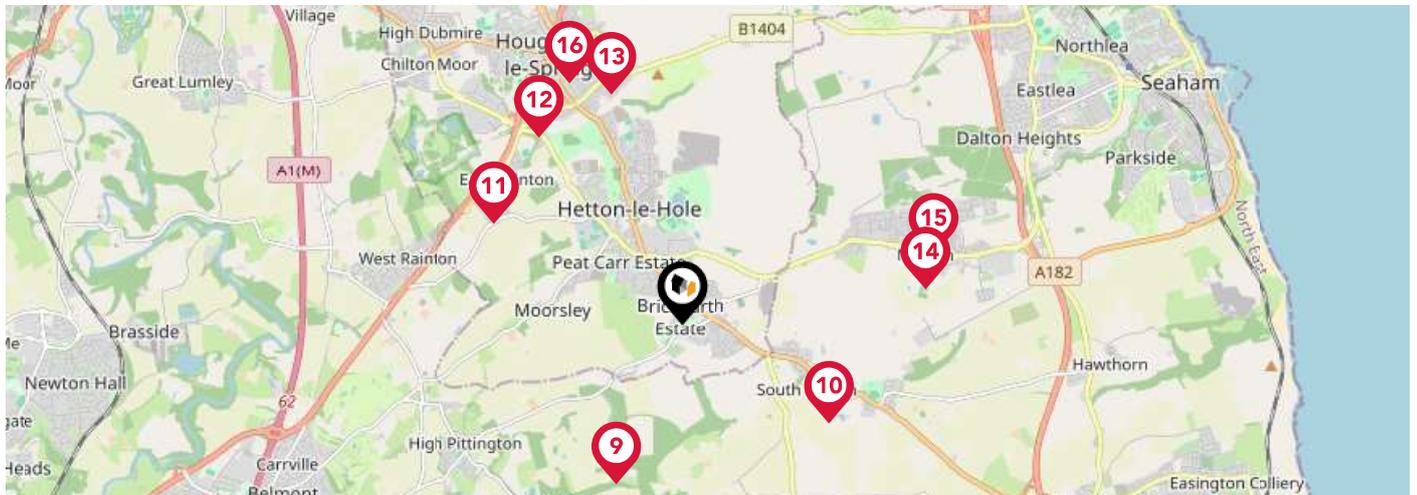
Area Schools

LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
1	Easington Lane Primary School Ofsted Rating: Good Pupils: 315 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hetton Lyons Nursery School Ofsted Rating: Good Pupils: 84 Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hetton Lyons Primary School Ofsted Rating: Good Pupils: 438 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hetton Primary School Ofsted Rating: Good Pupils: 145 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hetton-le-Hole Nursery School Ofsted Rating: Good Pupils: 55 Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hetton School Ofsted Rating: Requires Improvement Pupils: 556 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hetton Academy Ofsted Rating: Requires improvement Pupils: 634 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Eppleton Academy Primary School Ofsted Rating: Good Pupils: 181 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

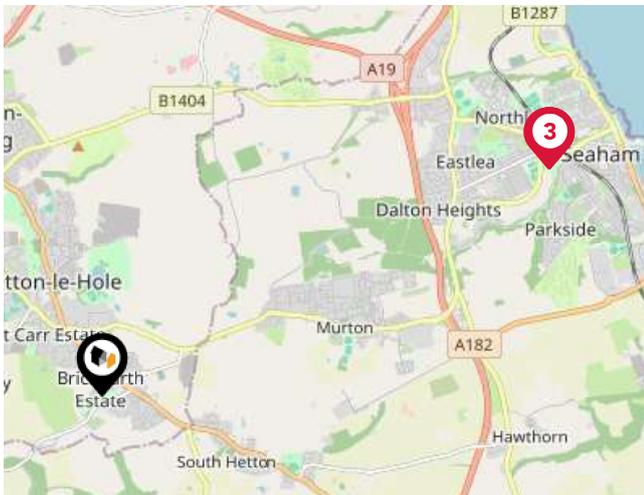
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Elemore Hall School Ofsted Rating: Good Pupils: 83 Distance:1.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 South Hetton Primary Ofsted Rating: Good Pupils: 240 Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 East Rainton Primary School Ofsted Rating: Good Pupils: 116 Distance:1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Michael's Catholic Primary School Ofsted Rating: Good Pupils: 208 Distance:2.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Gillas Lane Primary Academy Ofsted Rating: Good Pupils: 138 Distance:2.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Joseph's Catholic Primary School, Murton Ofsted Rating: Good Pupils: 160 Distance:2.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ribbon School Ofsted Rating: Good Pupils: 576 Distance:2.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Bernard Gilpin Primary School Ofsted Rating: Good Pupils: 419 Distance:2.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

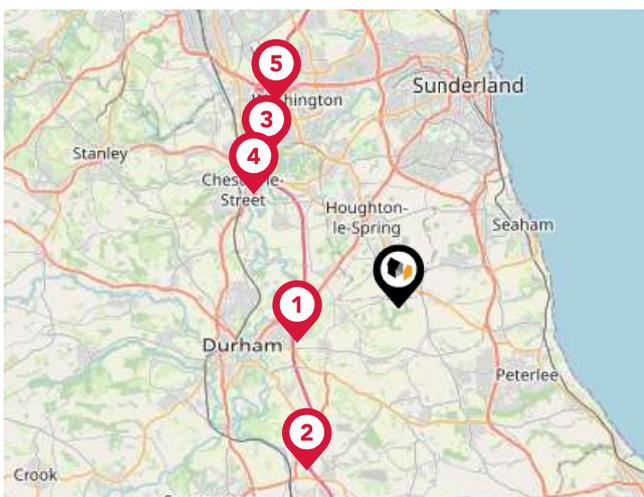
Area

Transport (National)



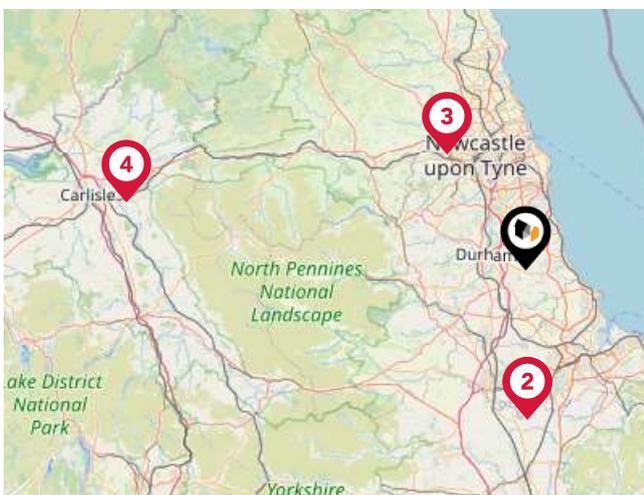
National Rail Stations

Pin	Name	Distance
1	Seaham Rail Station	4.26 miles
2	Seaham Rail Station	4.26 miles
3	Seaham Rail Station	4.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J62	3.66 miles
2	A1(M) J61	6.4 miles
3	A1(M) J64	6.81 miles
4	A1(M) J63	6.27 miles
5	A194(M) J1	8.19 miles

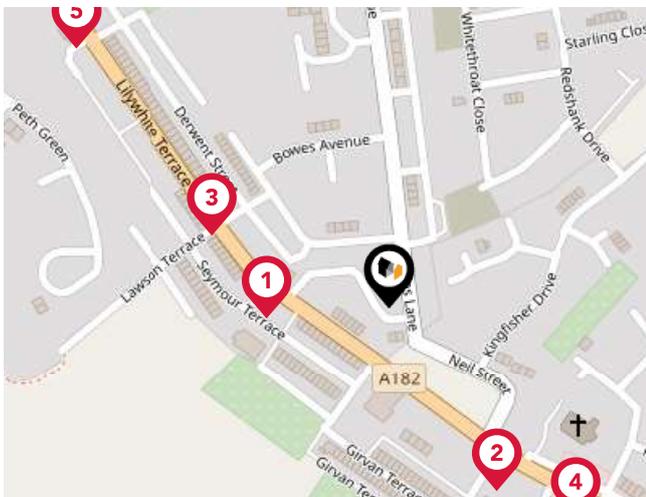


Airports/HELIPADS

Pin	Name	Distance
1	Durham Tees Valley Airport	20.67 miles
2	Durham Tees Valley Airport	20.75 miles
3	Newcastle International Airport	18.94 miles
4	Airport	54.98 miles

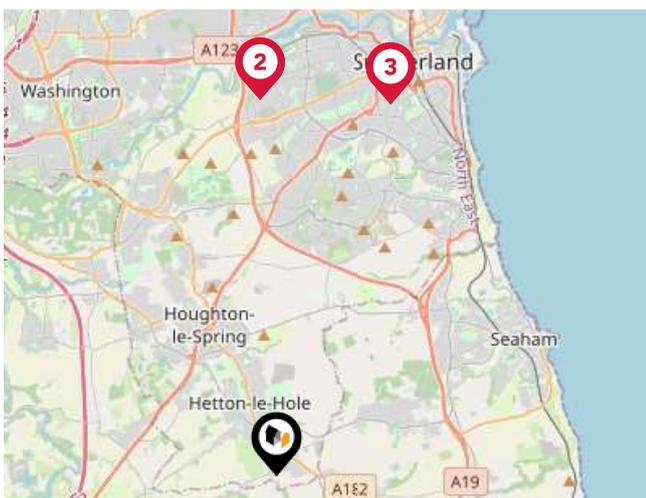
Area

Transport (Local)



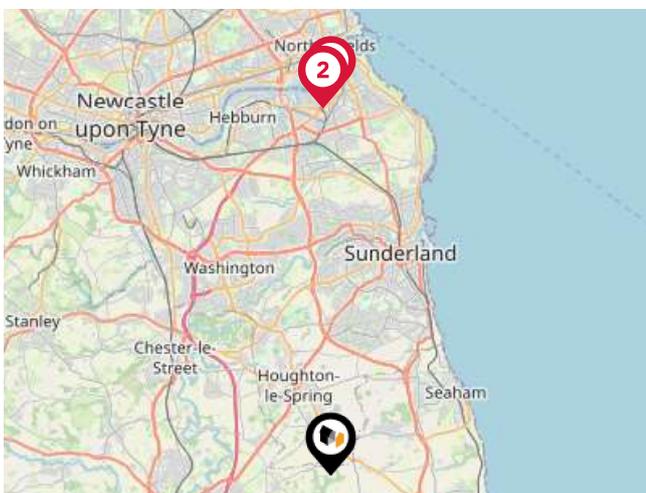
Bus Stops/Stations

Pin	Name	Distance
1	Pemberton Bank-Smiths Terrace	0.07 miles
2	Pemberton Bank-Blindy Lane	0.11 miles
3	Lilywhite Terrace-Lawson Terrace	0.1 miles
4	Pemberton Bank-St Michaels Church	0.15 miles
5	Lilywhite Tce-White Gates Dr	0.22 miles



Local Connections

Pin	Name	Distance
1	South Hylton (Tyne and Wear Metro Station)	6.43 miles
2	South Hylton (Tyne and Wear Metro Station)	6.44 miles
3	University (Tyne and Wear Metro Station)	6.65 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	12.54 miles
2	Newcastle International Ferry Terminal	12.57 miles
3	South Shields Ferry Terminal	12.89 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 and to act as a guide to the best way to market your property for the asking price.

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/>

