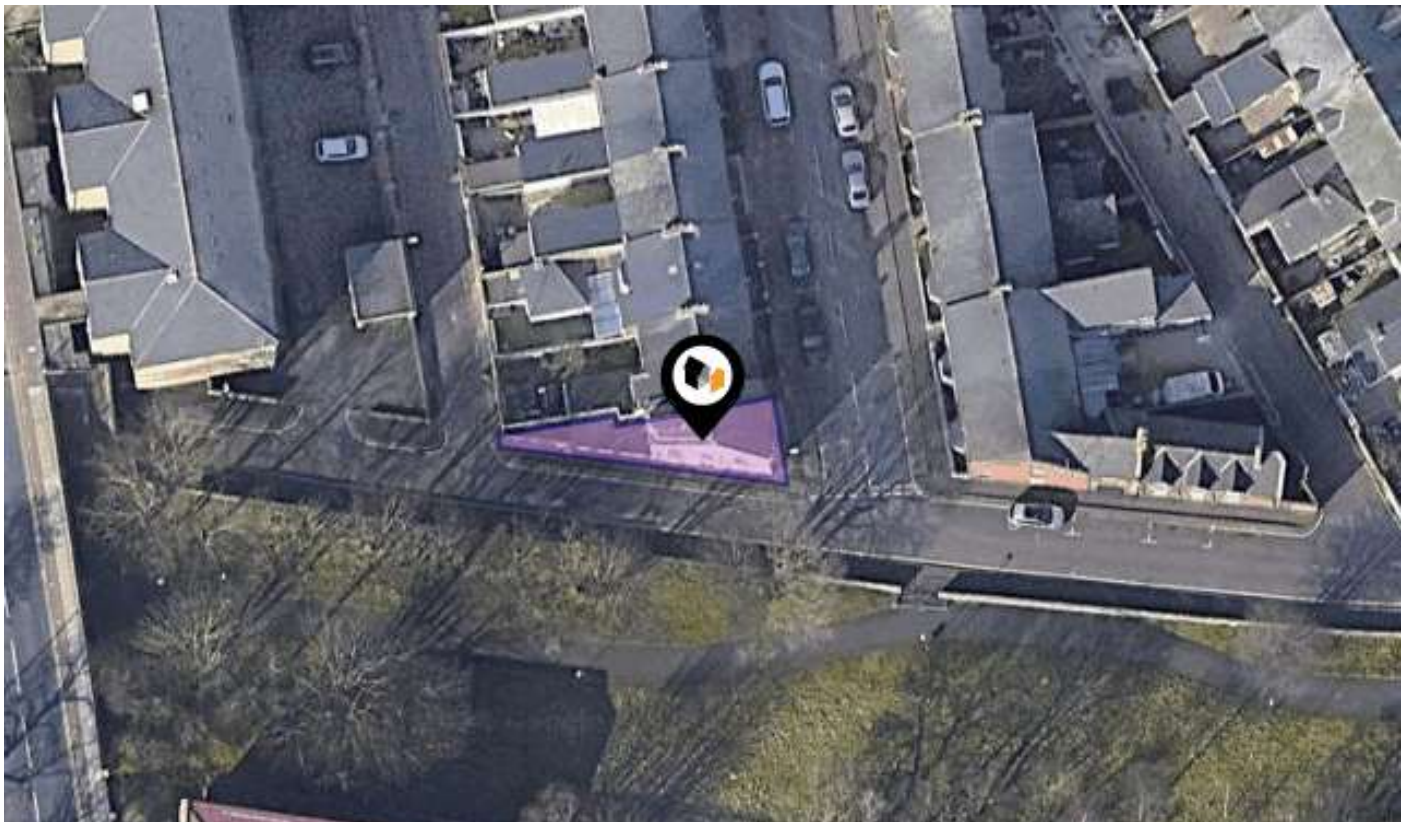




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 26th July 2024



1, SALISBURY STREET, SUNDERLAND, SR1 2QR

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced	Last Sold Date:	01/04/2005
Bedrooms:	3	Last Sold Price:	£58,000
Floor Area:	1,474 ft ² / 137 m ²	Last Sold £/ft²:	£39
Plot Area:	0.02 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,331		
Title Number:	DU40523		
UPRN:	45077098		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	147 mb/s	1139 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

LANDWOOD
GROUP

1, Salisbury Street, SR1 2QR

Energy rating

E

Valid until 17.12.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

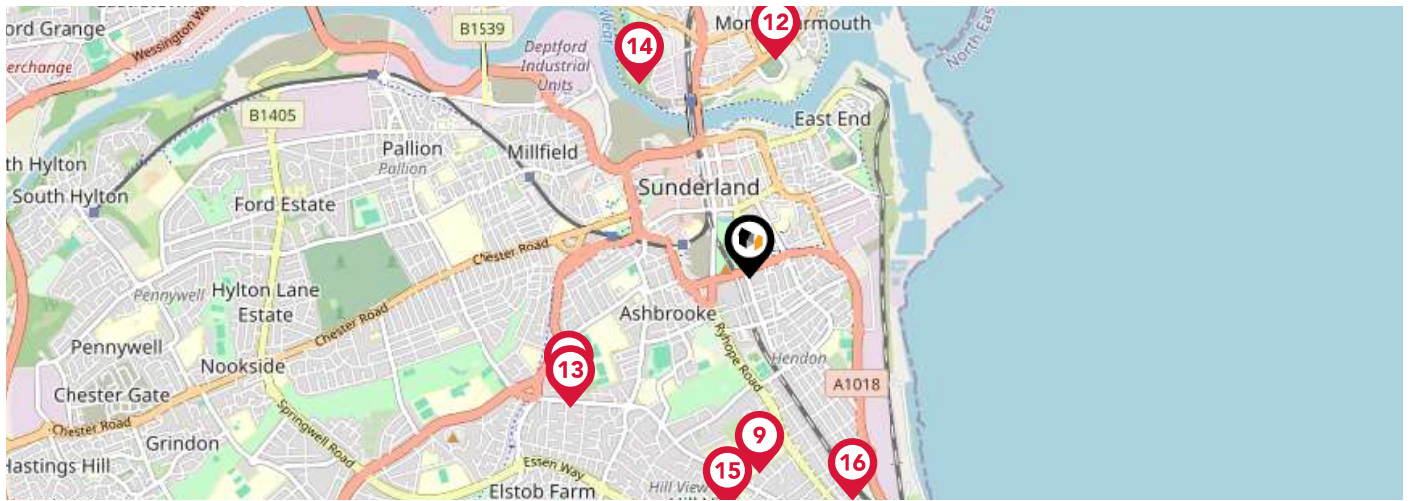
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	137 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Hudson Road Primary School Ofsted Rating: Good Pupils: 304 Distance:0.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ashbrooke School Ofsted Rating: Good Pupils: 66 Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Valley Road Academy Ofsted Rating: Good Pupils: 348 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Anthony's Girls' Catholic Academy Ofsted Rating: Outstanding Pupils: 1360 Distance:0.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Argyle House School Ofsted Rating: Not Rated Pupils: 236 Distance:0.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 School Returners/Young Mums Provision Ofsted Rating: Good Pupils:0 Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Thornhill Academy Ofsted Rating: Requires Improvement Pupils: 577 Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Aidan's Catholic Academy Ofsted Rating: Good Pupils: 845 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

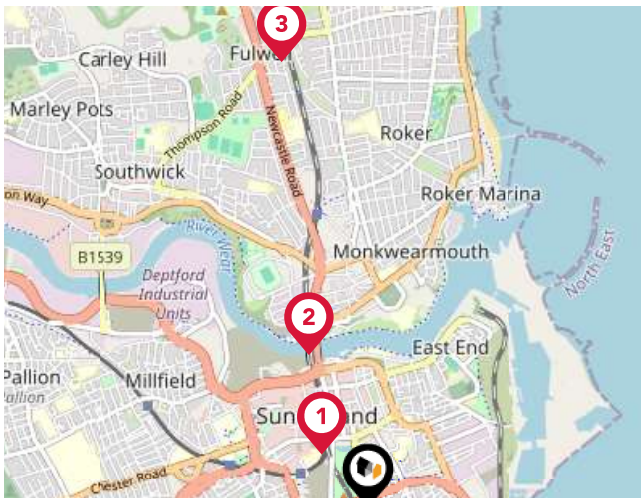
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Southmoor Academy Ofsted Rating: Good Pupils: 1362 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Mary's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 465 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Barbara Priestman Academy Ofsted Rating: Good Pupils: 161 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Dame Dorothy Primary School Ofsted Rating: Good Pupils: 212 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Mary's Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 464 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Beacon of Light School Ofsted Rating: Requires Improvement Pupils: 1 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hill View Junior Academy Ofsted Rating: Good Pupils: 465 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Grangetown Primary School Ofsted Rating: Good Pupils: 306 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

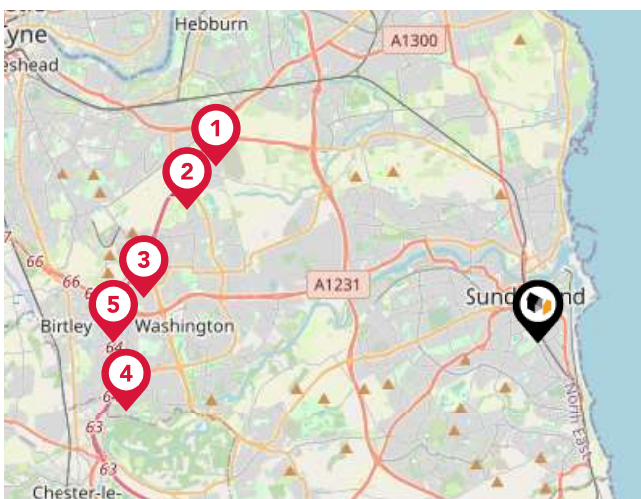
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.3 miles
2	St Peters Rail Station	0.7 miles
3	Seaburn Rail Station	1.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.26 miles
2	A194(M) J2	6.4 miles
3	A194(M) J1	6.77 miles
4	A1(M) J64	7.12 miles
5	A1(M) J65	7.25 miles



Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	16.17 miles
2	Durham Tees Valley Airport	27.07 miles
3	Leeds Bradford International Airport	72.37 miles
4	Airport	56.78 miles

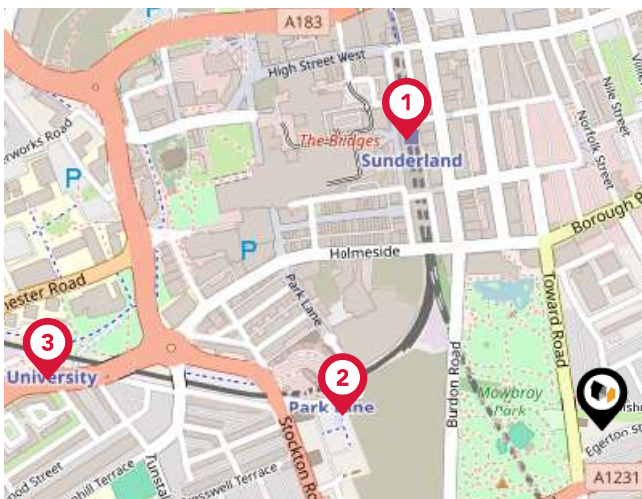
Area

Transport (Local)



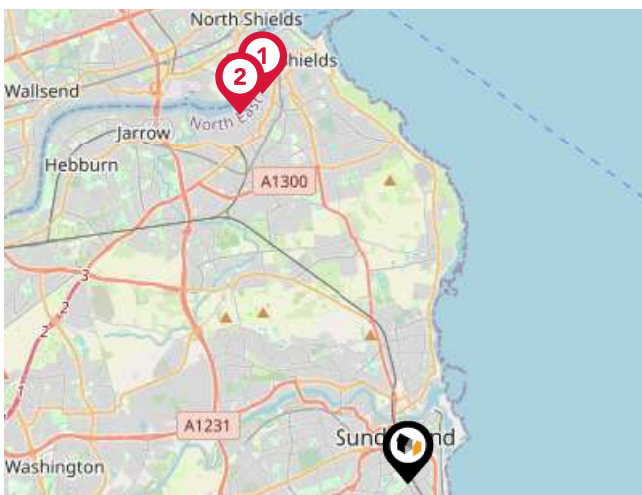
Bus Stops/Stations

Pin	Name	Distance
1	Toward Road-Park Road	0.13 miles
2	Toward Road-St Vincent Street	0.15 miles
3	Toward Road-Borough Road	0.17 miles
4	Tatham Street	0.19 miles
5	Borough Road-Toward Street	0.18 miles



Local Connections

Pin	Name	Distance
1	Sunderland (Tyne and Wear Metro Station)	0.37 miles
2	Park Lane (Tyne and Wear Metro Station)	0.28 miles
3	University (Tyne and Wear Metro Station)	0.59 miles



Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	7.06 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.



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