



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th September 2024



33, HAMPSTEAD ROAD, SUNDERLAND, SR4 8BA

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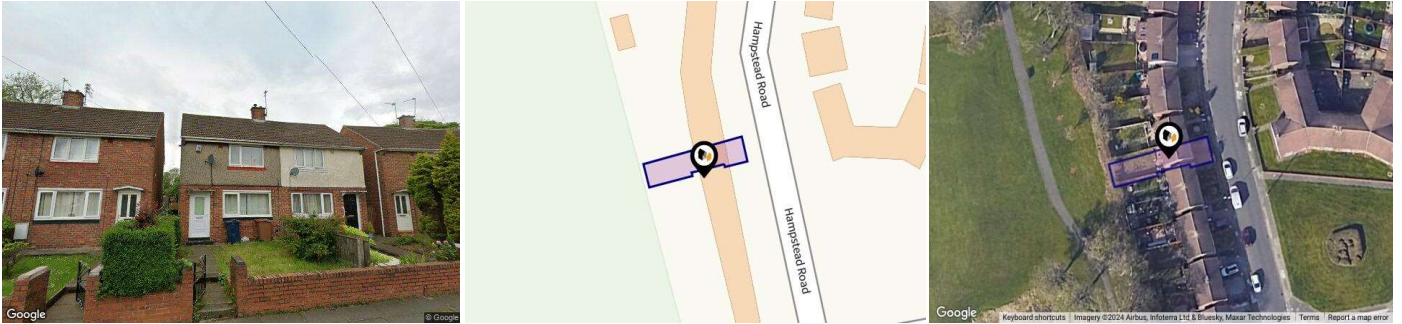
77 Deansgate Manchester M3 2BW

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Property

Type:	Semi-Detached	Last Sold Date:	10/12/2007
Bedrooms:	2	Last Sold Price:	£78,000
Floor Area:	656 ft ² / 61 m ²	Last Sold £/ft²:	£118
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,331		
Title Number:	DU41011		
UPRN:	45009448		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Energy rating

D

Valid until 01.12.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

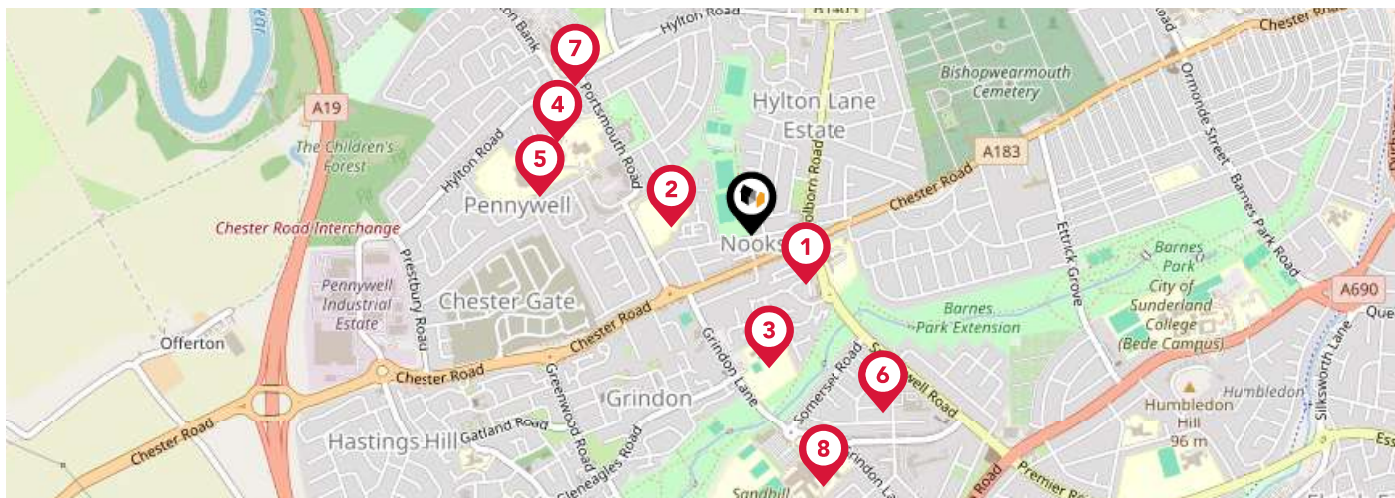
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Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	61 m ²

Area Schools

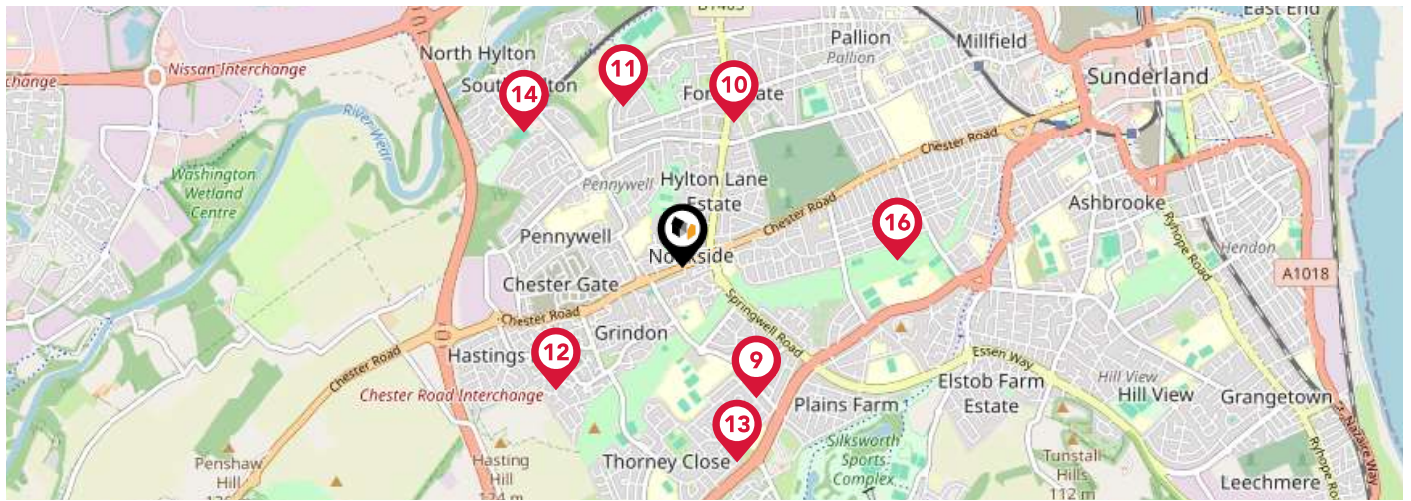
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		Nursery	Primary	Secondary	College	Private
1	Broadway Junior School Ofsted Rating: Good Pupils: 232 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Christ's College Ofsted Rating: Good Pupils: 761 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Cuthbert's Catholic Primary School, Sunderland Ofsted Rating: Outstanding Pupils: 236 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pennywell Early Years Centre Ofsted Rating: Outstanding Pupils: 134 Distance:0.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Academy 360 Ofsted Rating: Good Pupils: 901 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Link School Ofsted Rating: Good Pupils: 125 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Anne's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 232 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sandhill View Academy Ofsted Rating: Good Pupils: 750 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

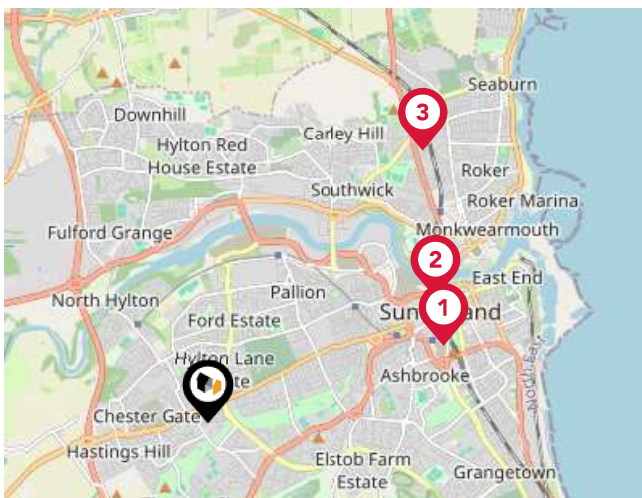
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	Nursery	Primary	Secondary	College	Private
<p>9 Sunningdale School Ofsted Rating: Outstanding Pupils: 135 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Highfield Academy Ofsted Rating: Good Pupils: 428 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 North View Academy Ofsted Rating: Good Pupils: 84 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Grindon Infant School Ofsted Rating: Good Pupils: 193 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Thorney Close Primary School Ofsted Rating: Good Pupils: 296 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 South Hylton Primary Academy Ofsted Rating: Good Pupils: 263 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Barnes Junior School Ofsted Rating: Good Pupils: 349 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Barnes Infant Academy Ofsted Rating: Good Pupils: 340 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

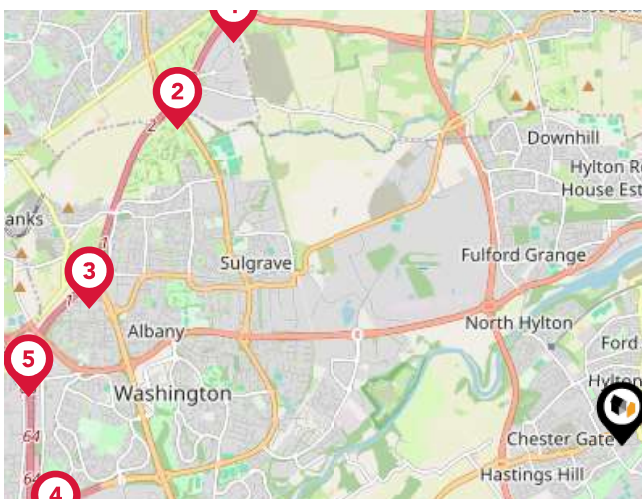
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	2.11 miles
2	St Peters Rail Station	2.22 miles
3	Seaburn Rail Station	2.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	4.76 miles
2	A194(M) J2	4.64 miles
3	A194(M) J1	4.68 miles
4	A1(M) J64	4.88 miles
5	A1(M) J65	5.07 miles



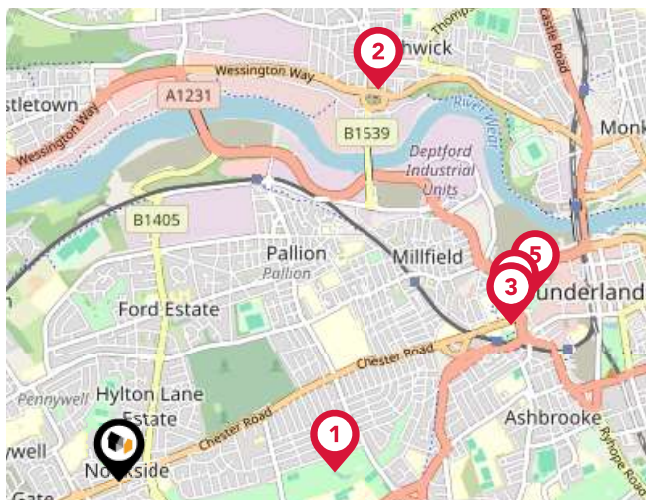
Airports/HELIPADS

Pin	Name	Distance
1	Airport	14.72 miles
2	Teesside Airport	26.55 miles
3	Leeds Bradford Airport	71.64 miles
4	Irthington	54.61 miles

Area

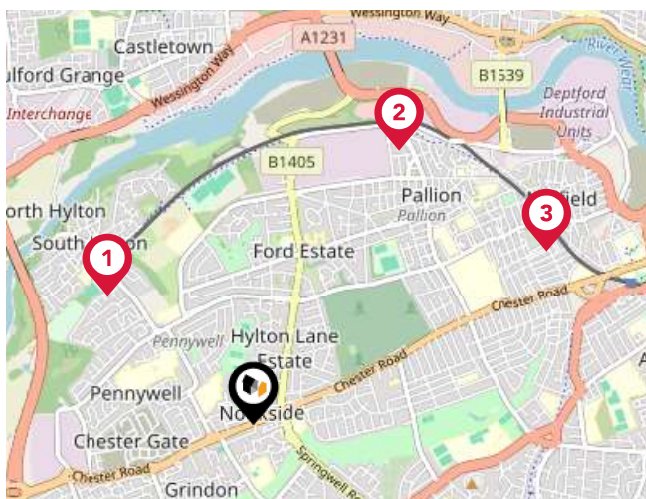
Transport (Local)

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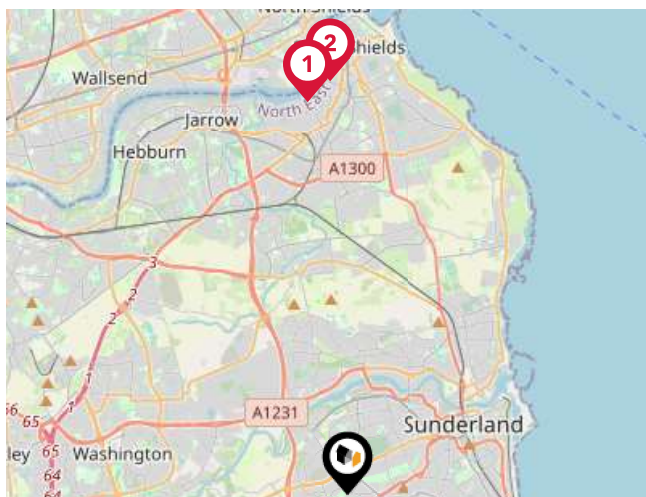
Bus Stops/Stations

Pin	Name	Distance
1	Mount Road	0.92 miles
2	Church Bank	2 miles
3	Hind Street	1.8 miles
4	St Michaels Way	1.84 miles
5	St Mary's Boulevard	1.95 miles



Local Connections

Pin	Name	Distance
1	South Hylton (Tyne and Wear Metro Station)	0.83 miles
2	Pallion (Tyne and Wear Metro Station)	1.32 miles
3	Millfield (Tyne and Wear Metro Station)	1.45 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.72 miles
2	South Shields Ferry Terminal	7.04 miles

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