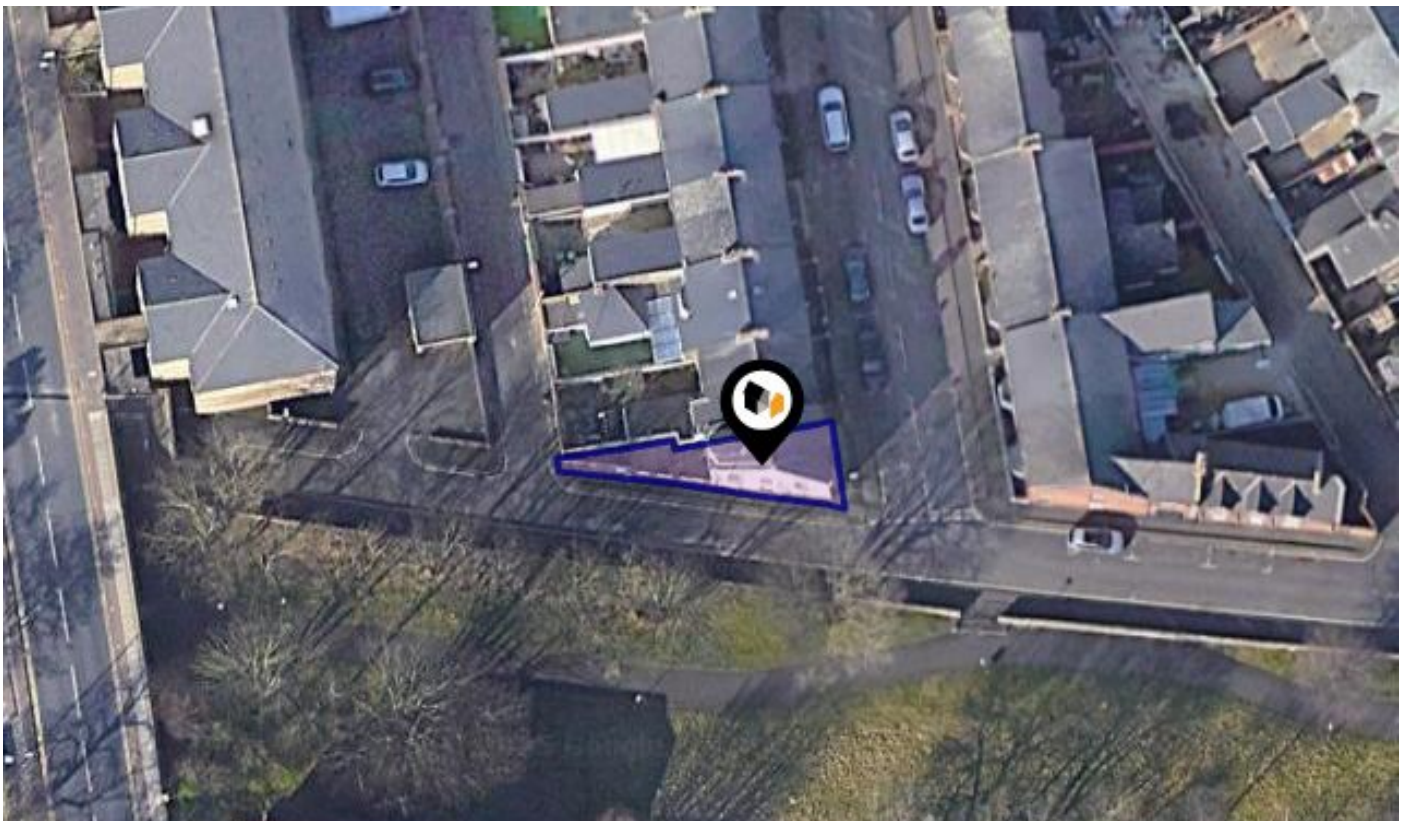




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 24th January 2025



1, SALISBURY STREET, SUNDERLAND, SR1 2QR

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>








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

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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

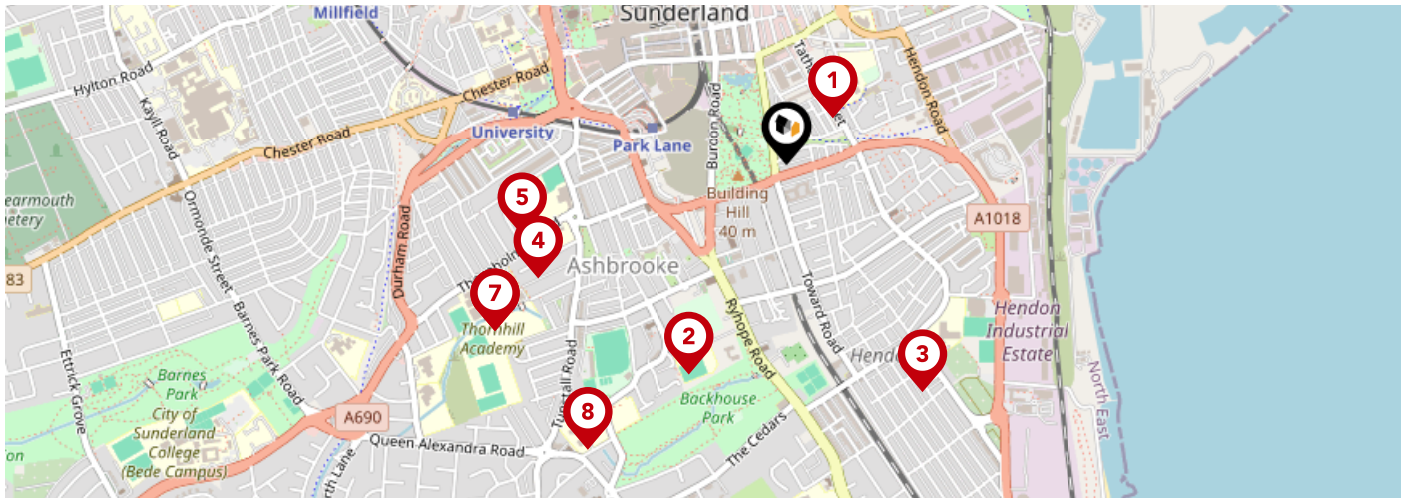
EPC - Additional Data

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Additional EPC Data

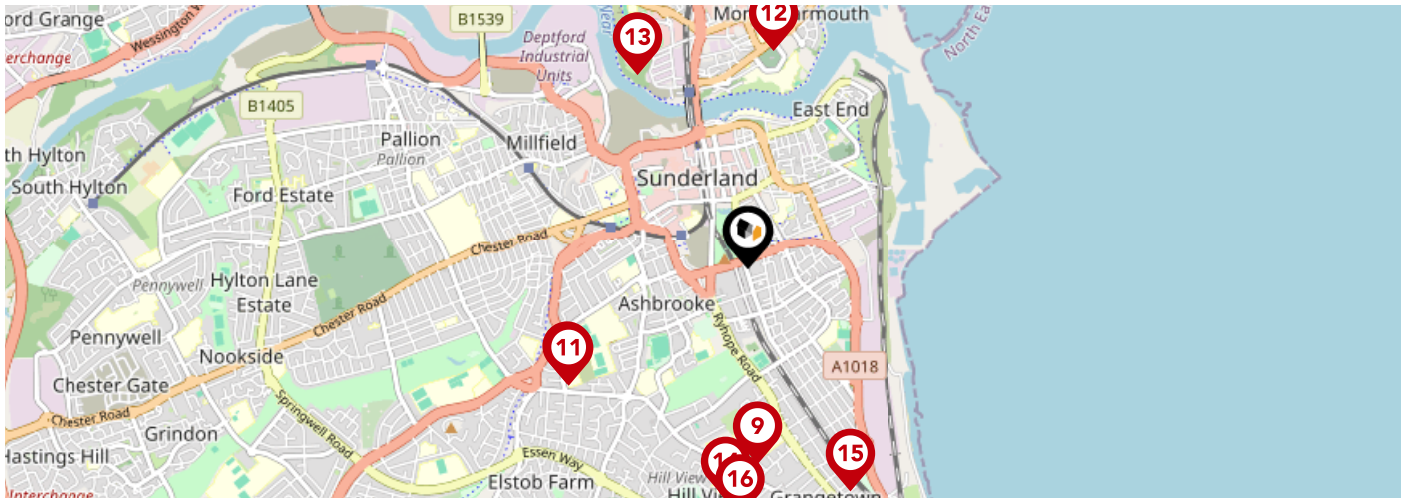
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	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
1	Hudson Road Primary School Ofsted Rating: Good Pupils: 342 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ashbrooke School Ofsted Rating: Outstanding Pupils: 114 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Valley Road Academy Ofsted Rating: Good Pupils: 405 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Argyle House School Ofsted Rating: Not Rated Pupils: 226 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Anthony's Girls' Catholic Academy Ofsted Rating: Good Pupils: 1321 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thornhill Academy Ofsted Rating: Good Pupils: 596 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Consilium Evolve Ofsted Rating: Good Pupils:0 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Aidan's Catholic Academy Ofsted Rating: Good Pupils: 943 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

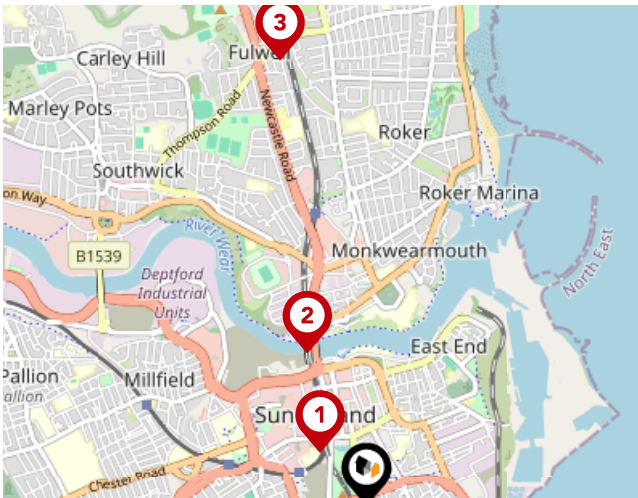


	Nursery	Primary	Secondary	College	Private
<p>9 Southmoor Academy Ofsted Rating: Good Pupils: 1436 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Barbara Priestman Academy Ofsted Rating: Good Pupils: 172 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Mary's Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 468 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Dame Dorothy Primary School Ofsted Rating: Good Pupils: 216 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Beacon of Light School Ofsted Rating: Good Pupils:0 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Hill View Junior Academy Ofsted Rating: Good Pupils: 453 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Grangetown Primary School Ofsted Rating: Good Pupils: 322 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Hopespring Sunderland Ofsted Rating: Good Pupils: 20 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

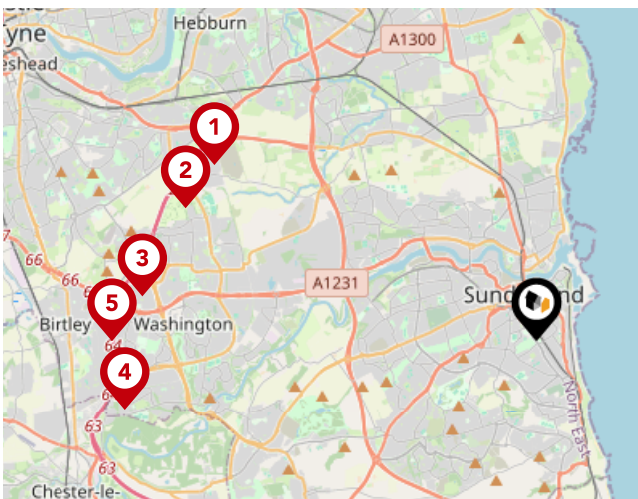
Transport (National)

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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	Airport	16.17 miles
2	Teesside Airport	27.07 miles
3	Leeds Bradford Airport	72.37 miles
4	Irthington	56.78 miles

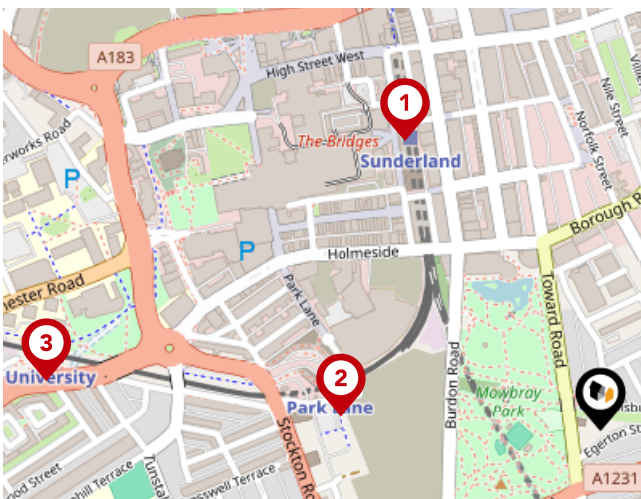
Area

Transport (Local)



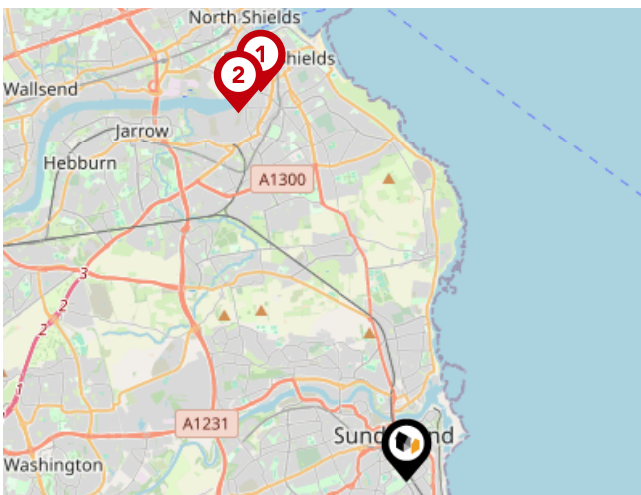
Bus Stops/Stations

Pin	Name	Distance
1	Toward Road-Park Road	0.13 miles
2	Toward Road-St Vincent Street	0.15 miles
3	Tatham Street	0.11 miles
4	Tatham Street	0.12 miles
5	Linsey Road	0.16 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

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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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