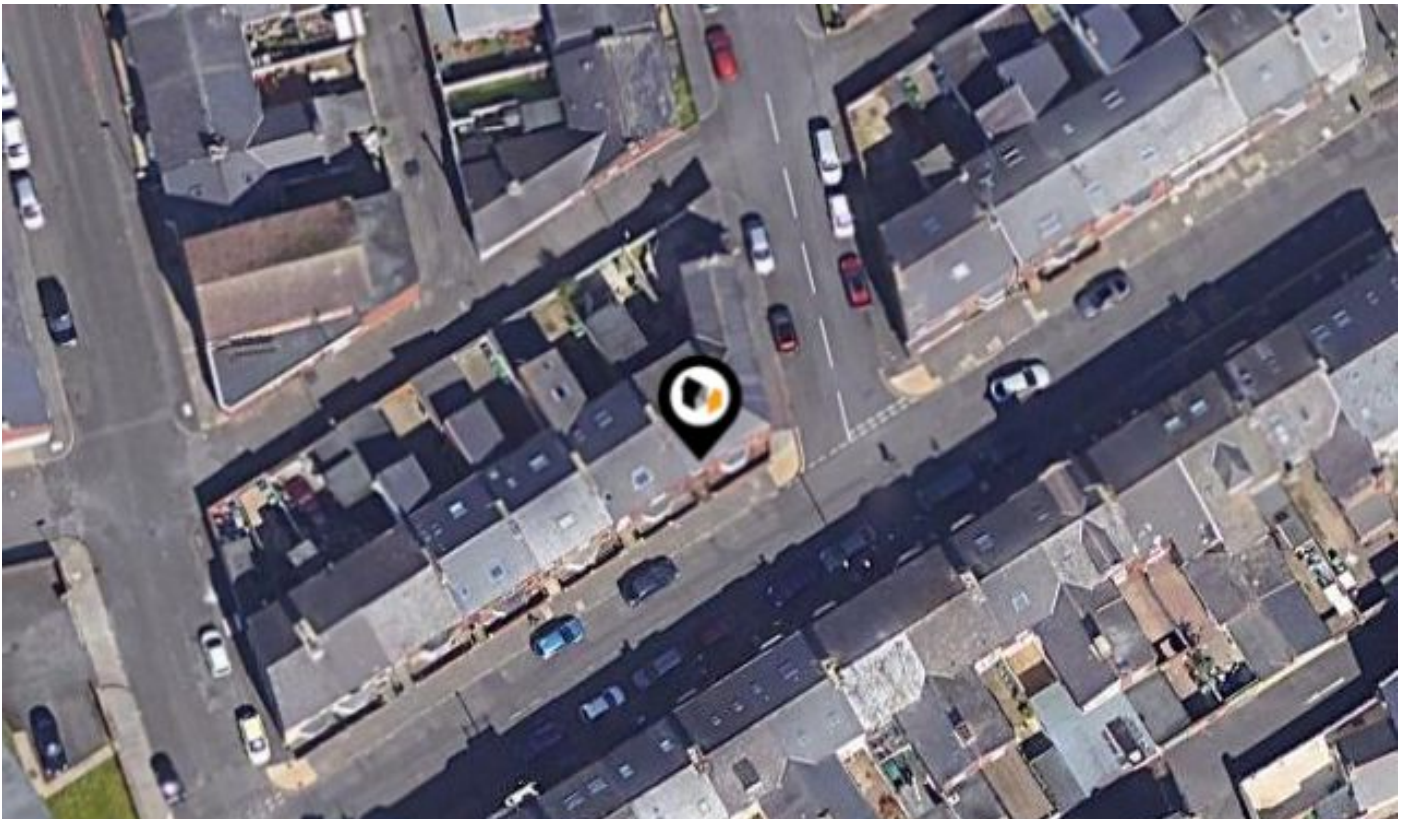




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 20th February 2025



UPPER FLAT, 44, ROKER AVENUE, SUNDERLAND, SR6 0HX

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

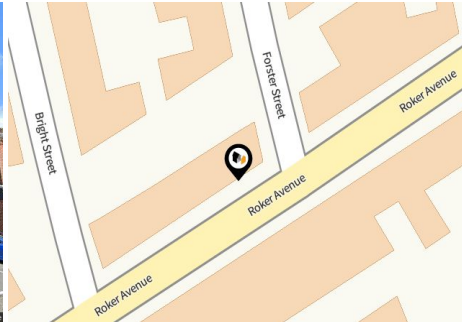
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 731 ft² / 68 m²
Council Tax : Band A
Annual Estimate: £1,331
UPRN: 45078907

Last Sold Date: 09/11/2007
Last Sold Price: £130,000
Last Sold £/ft²: £177

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

9 mb/s
247 mb/s
1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Upper Flat, 44 Roker Avenue, SR6 0HX

Energy rating

D

Valid until 13.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

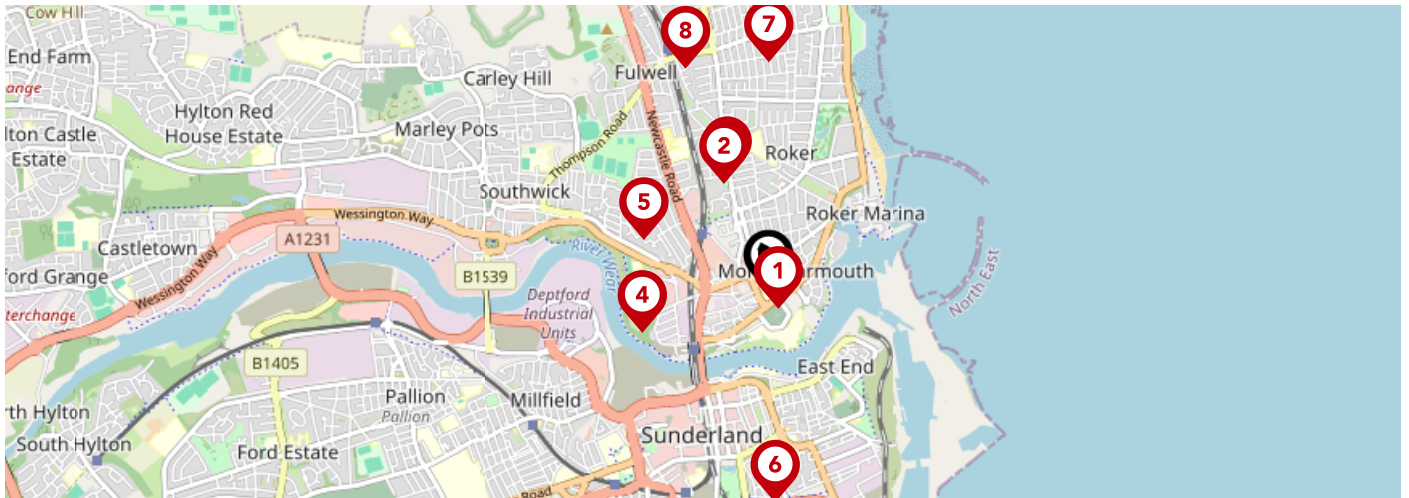
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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, 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:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	68 m ²

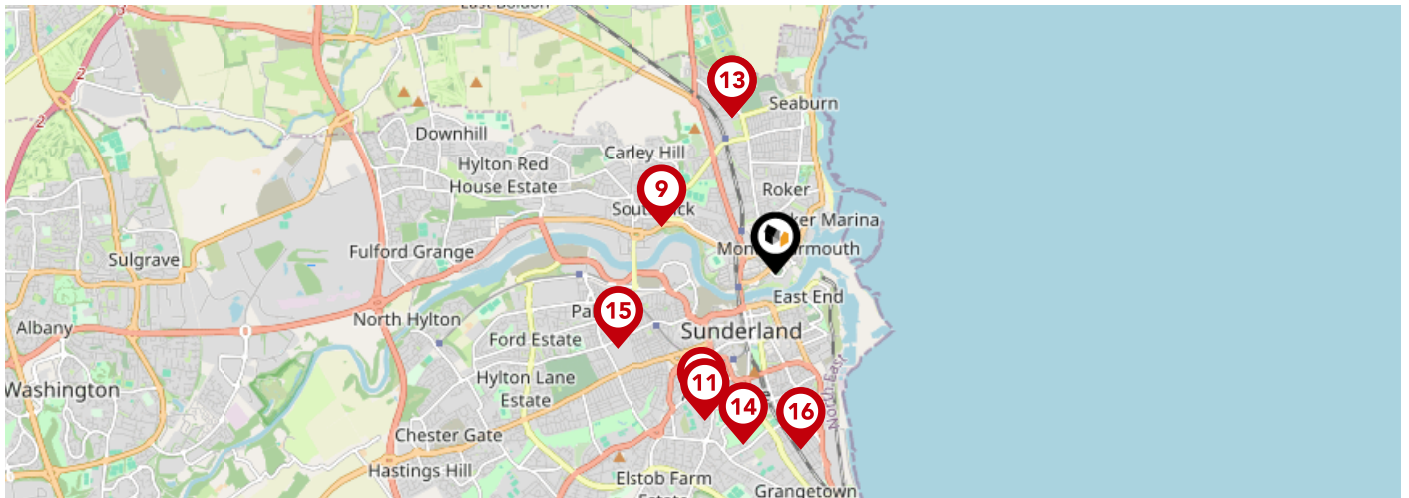
Area Schools









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	Nursery	Primary	Secondary	College	Private
1 Dame Dorothy Primary School Ofsted Rating: Good Pupils: 216 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Redby Academy Ofsted Rating: Good Pupils: 281 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Benet's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 338 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Beacon of Light School Ofsted Rating: Good Pupils:0 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Grange Park Primary School Ofsted Rating: Good Pupils: 242 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Hudson Road Primary School Ofsted Rating: Good Pupils: 342 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Fulwell Junior School Ofsted Rating: Outstanding Pupils: 355 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Fulwell Infant School Academy Ofsted Rating: Outstanding Pupils: 358 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

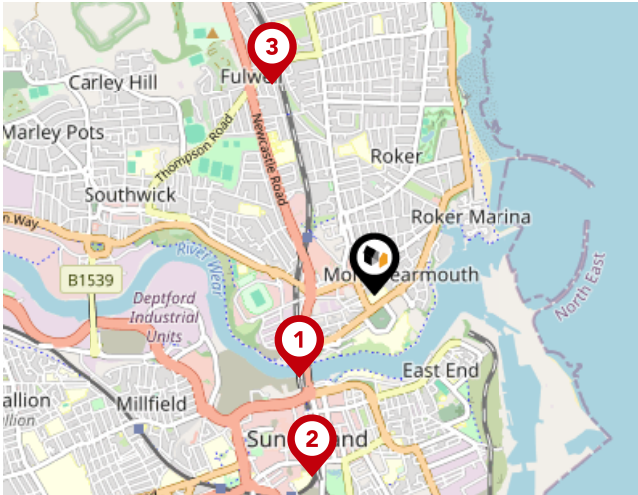


		Nursery	Primary	Secondary	College	Private
	Southwick Community Primary School Ofsted Rating: Good Pupils: 371 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Girls' Catholic Academy Ofsted Rating: Good Pupils: 1321 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Argyle House School Ofsted Rating: Not Rated Pupils: 226 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seaburn Dene Primary School Ofsted Rating: Good Pupils: 222 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monkwearmouth Academy Ofsted Rating: Good Pupils: 846 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrooke School Ofsted Rating: Outstanding Pupils: 114 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 244 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley Road Academy Ofsted Rating: Good Pupils: 405 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

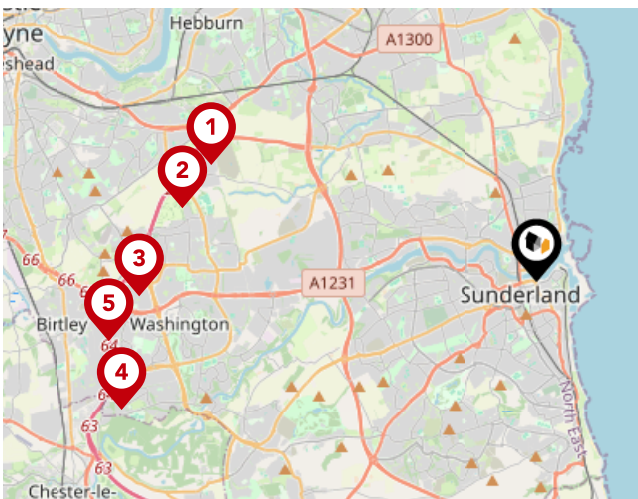
Transport (National)

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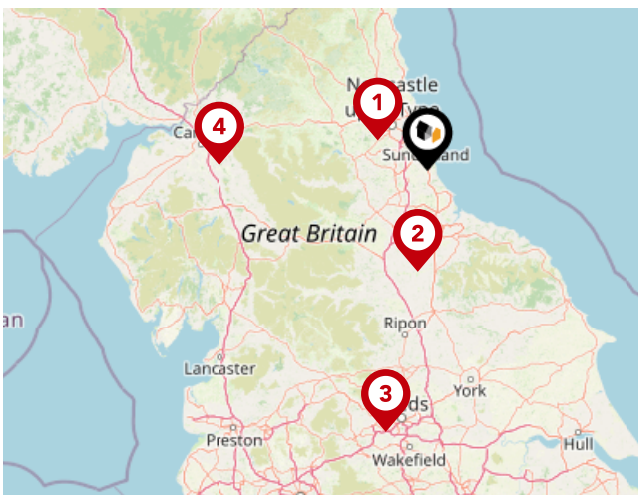
National Rail Stations

Pin	Name	Distance
1	St Peters Rail Station	0.48 miles
2	Sunderland Rail Station	0.82 miles
3	Seaburn Rail Station	1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	5.91 miles
2	A194(M) J2	6.18 miles
3	A194(M) J1	6.8 miles
4	A1(M) J64	7.42 miles
5	A1(M) J65	7.38 miles

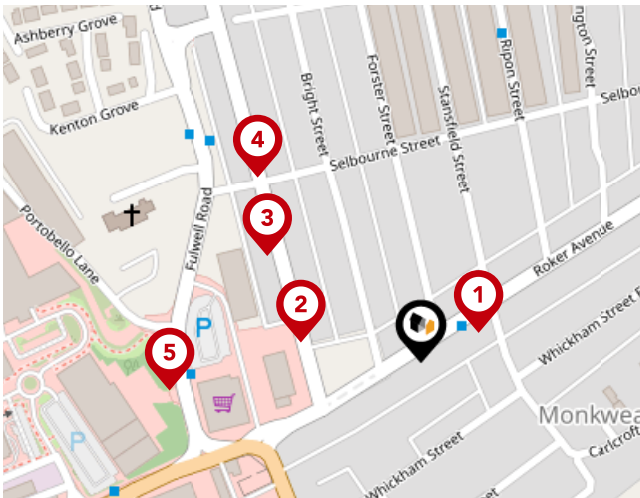


Airports/HELIPADS

Pin	Name	Distance
1	Airport	15.67 miles
2	Teesside Airport	28.07 miles
3	Leeds Bradford Airport	73.37 miles
4	Irthington	56.8 miles

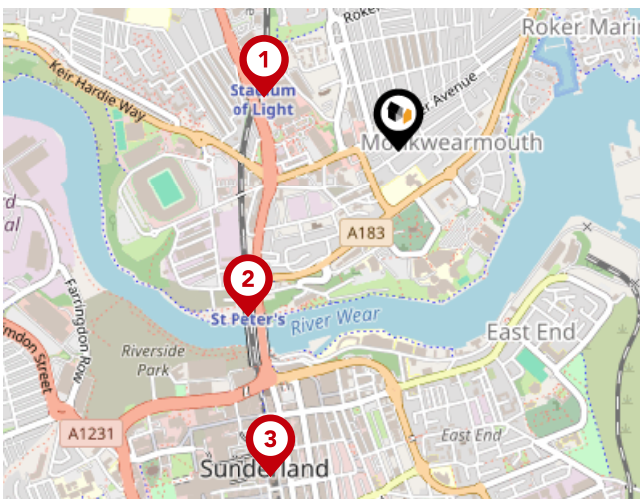
Area

Transport (Local)



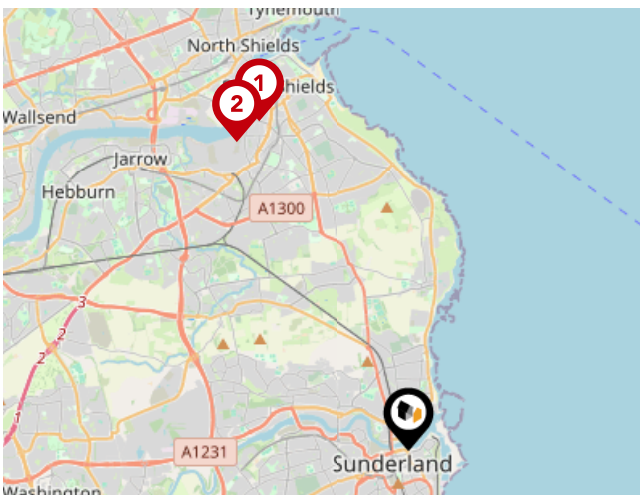
Bus Stops/Stations

Pin	Name	Distance
1	Roker Avenue-Stansfield Street	0.03 miles
2	Gladstone Street	0.06 miles
3	Roker Gladstone Street	0.1 miles
4	Gladstone Street-Selbourne Street	0.13 miles
5	Fulwell Road-Retail Park	0.13 miles



Local Connections

Pin	Name	Distance
1	Stadium Of Light (Tyne and Wear Metro Station)	0.31 miles
2	St Peter's (Tyne and Wear Metro Station)	0.48 miles
3	Sunderland (Tyne and Wear Metro Station)	0.74 miles



Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	6.16 miles
2	Newcastle International Ferry Terminal	6.03 miles

Landwood Group

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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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