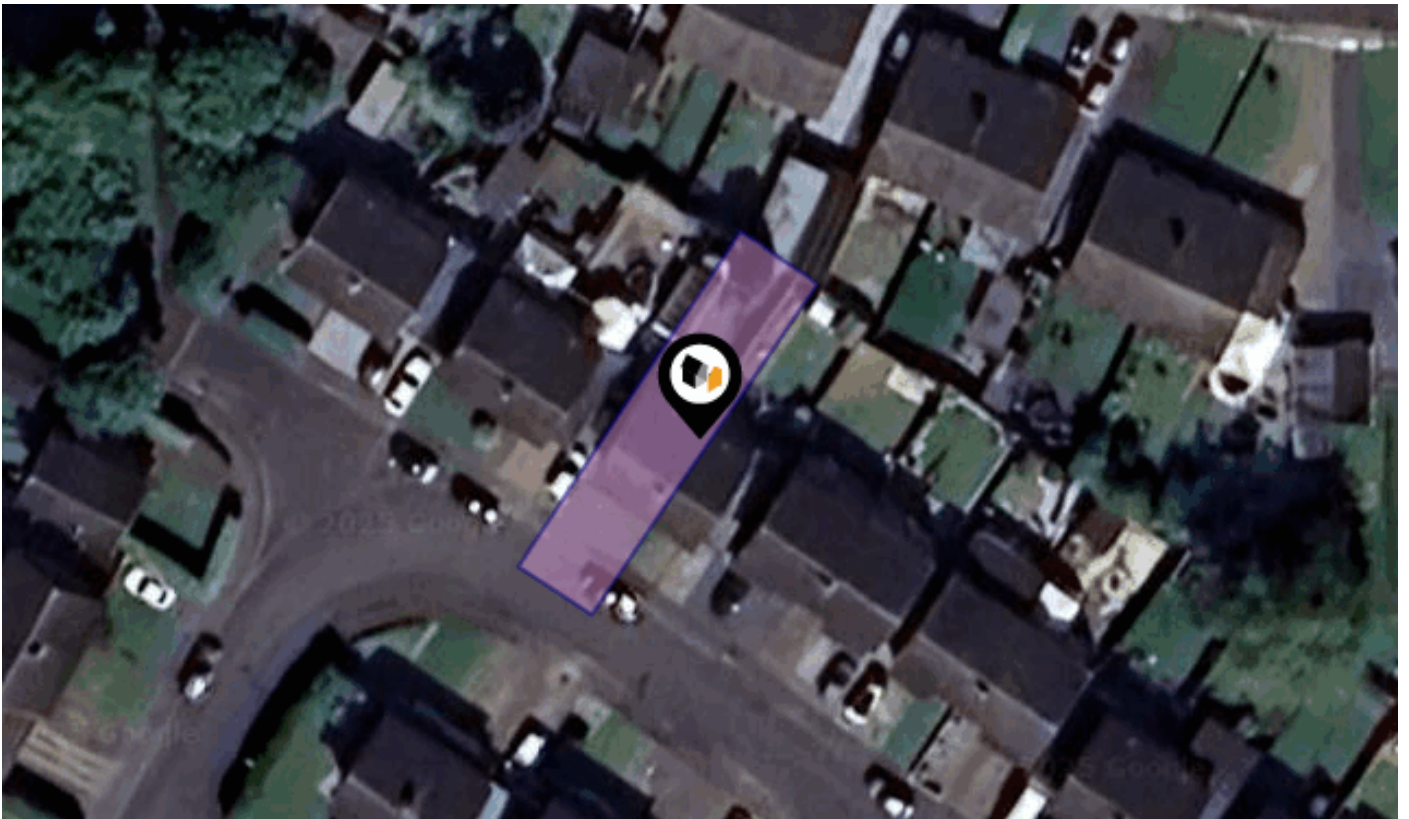




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 13th February 2025



**41, LULSGATE, THORNABY, STOCKTON-ON-TEES, TS17
9DQ**

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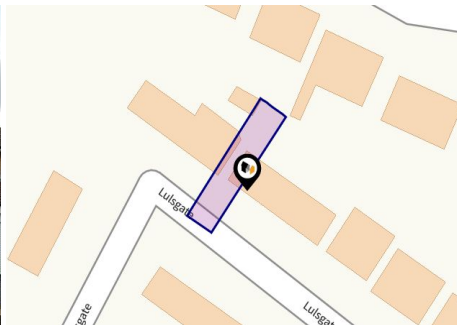
77 Deansgate Manchester M3 2BW

0161 710 2010

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<https://landwoodgroup.com/>





Property

Type:	Semi-Detached	Last Sold Date:	17/03/2008
Bedrooms:	3	Last Sold Price:	£115,000
Floor Area:	828 ft ² / 77 m ²	Last Sold £/ft²:	£138
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,830		
Title Number:	CE32320		
UPRN:	100110186472		

Local Area

Local Authority:	Stockton-on-tees
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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41, Lulsgate, Thornaby, TS17 9DQ

Energy rating

E

Valid until 23.03.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

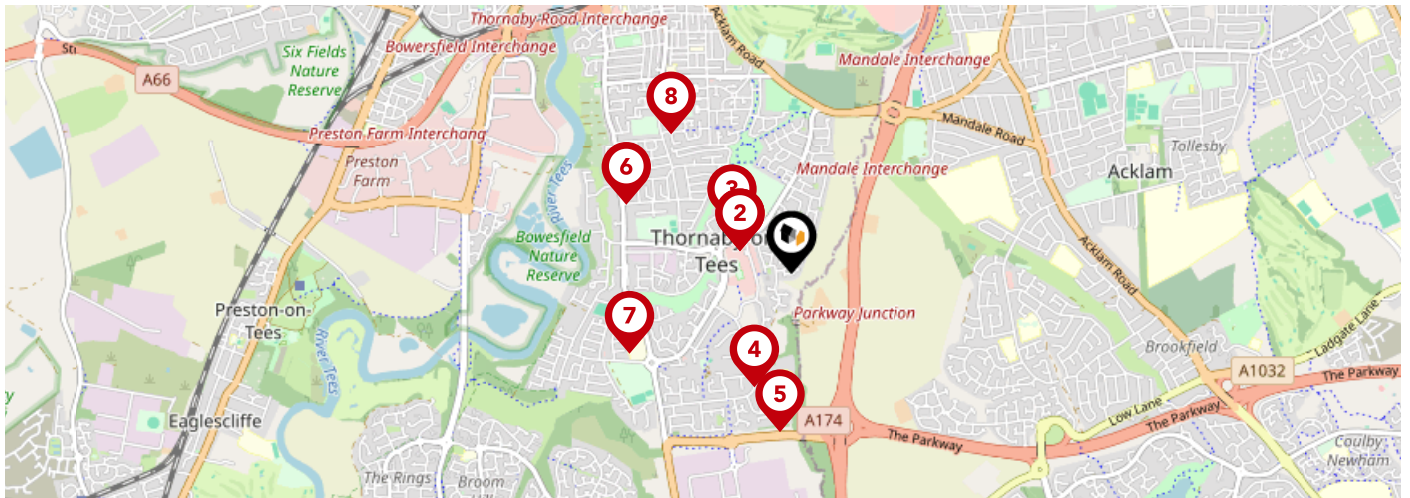
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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m ²

Area Schools

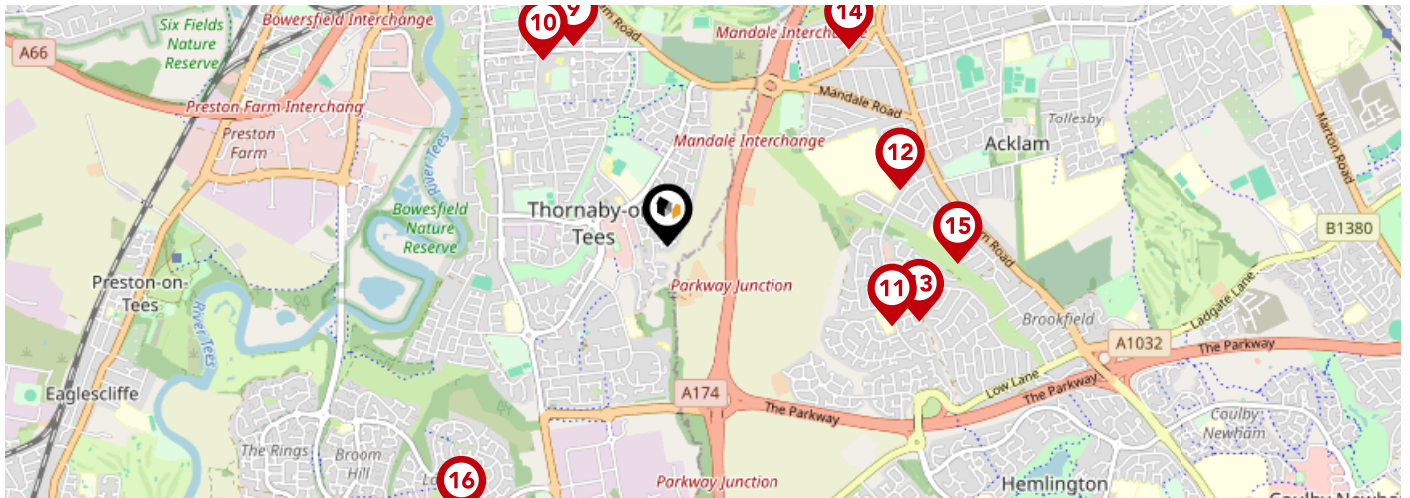
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		Nursery	Primary	Secondary	College	Private
1	Thornaby Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thornaby Academy Ofsted Rating: Requires improvement Pupils: 492 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Patrick's Catholic College, A Voluntary Catholic Academy Ofsted Rating: Good Pupils: 554 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ The King Roman Catholic Primary School, A Voluntary Catholic Academy Ofsted Rating: Good Pupils: 384 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westlands Academy Ofsted Rating: Good Pupils: 83 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Village Primary School Ofsted Rating: Good Pupils: 245 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bader Primary School Ofsted Rating: Good Pupils: 309 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mandale Mill Primary School Ofsted Rating: Good Pupils: 361 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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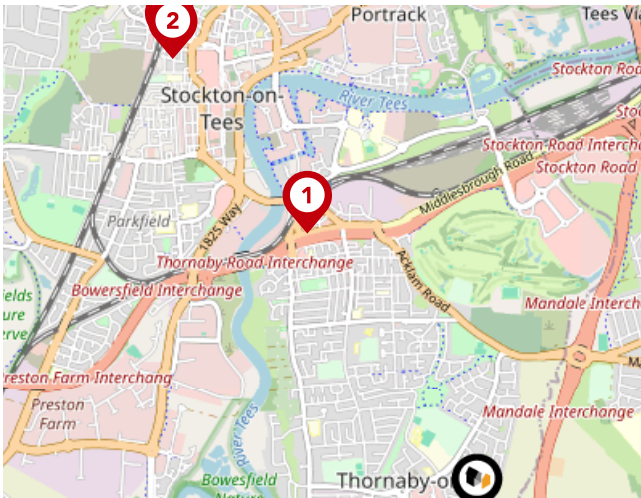


	Nursery	Primary	Secondary	College	Private
<p>9 Harewood Primary School Ofsted Rating: Outstanding Pupils: 441 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St. Patrick's Roman Catholic Primary School, A Voluntary Catholic Academy Ofsted Rating: Outstanding Pupils: 413 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Clare's RC Primary School Ofsted Rating: Good Pupils: 236 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Acklam Grange School Ofsted Rating: Good Pupils: 1475 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Acklam Whin Primary School Ofsted Rating: Good Pupils: 475 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Whinney Banks Primary School Ofsted Rating: Requires improvement Pupils: 476 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Kader Academy Ofsted Rating: Good Pupils: 463 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Whinstone Primary School Ofsted Rating: Good Pupils: 488 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

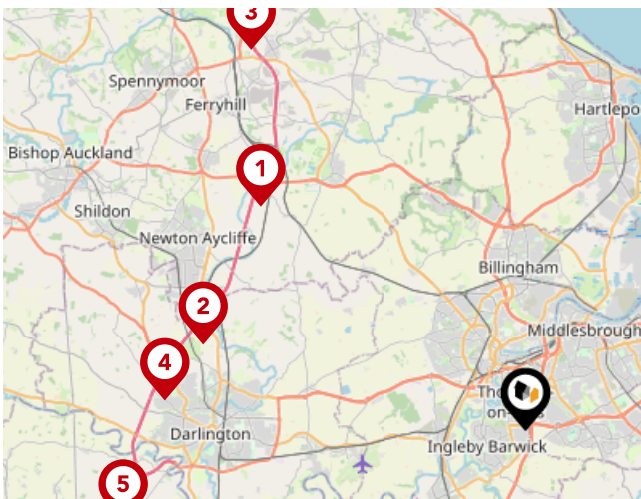
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Thornaby Rail Station	1.42 miles
2	Stockton Rail Station	2.36 miles
3	Stockton Rail Station	2.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	11.92 miles
2	A1(M) J59	11.45 miles
3	A1(M) J61	16.14 miles
4	A1(M) J58	12.44 miles
5	A1(M) J57	14.19 miles

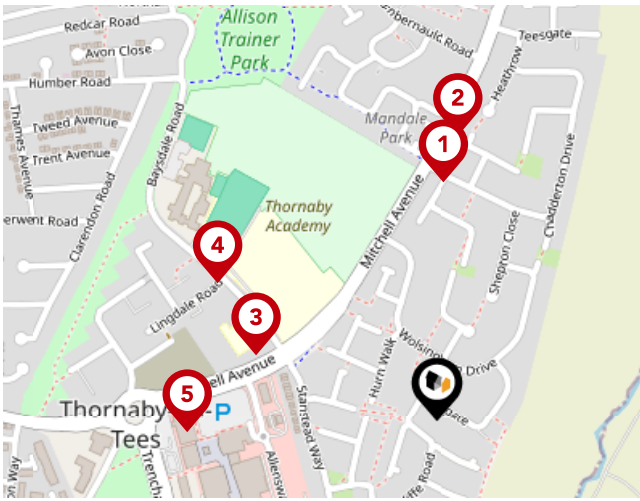


Airports/HELIPADS

Pin	Name	Distance
1	Teesside Airport	6.28 miles
2	Airport	38.29 miles
3	Leeds Bradford Airport	48.88 miles
4	Irthington	66.71 miles

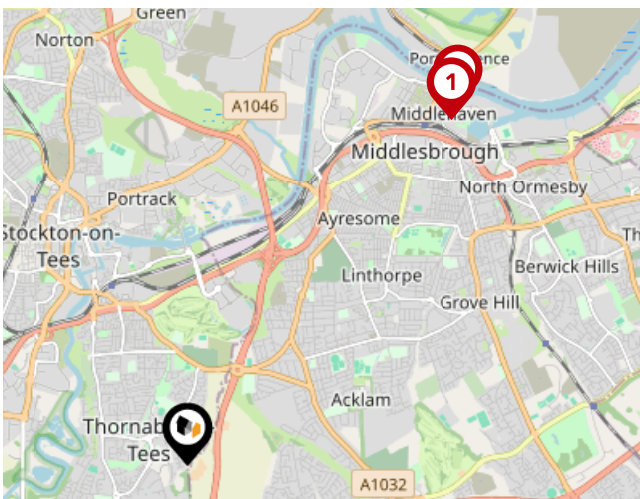
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wensleydale Gardens	0.26 miles
2	Wensleydale Gardens	0.31 miles
3	Academy	0.21 miles
4	St Patrick's Catholic College	0.28 miles
5	Town Centre - Lidl	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	3.74 miles
2	Transporter Bridge North Side	3.87 miles

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