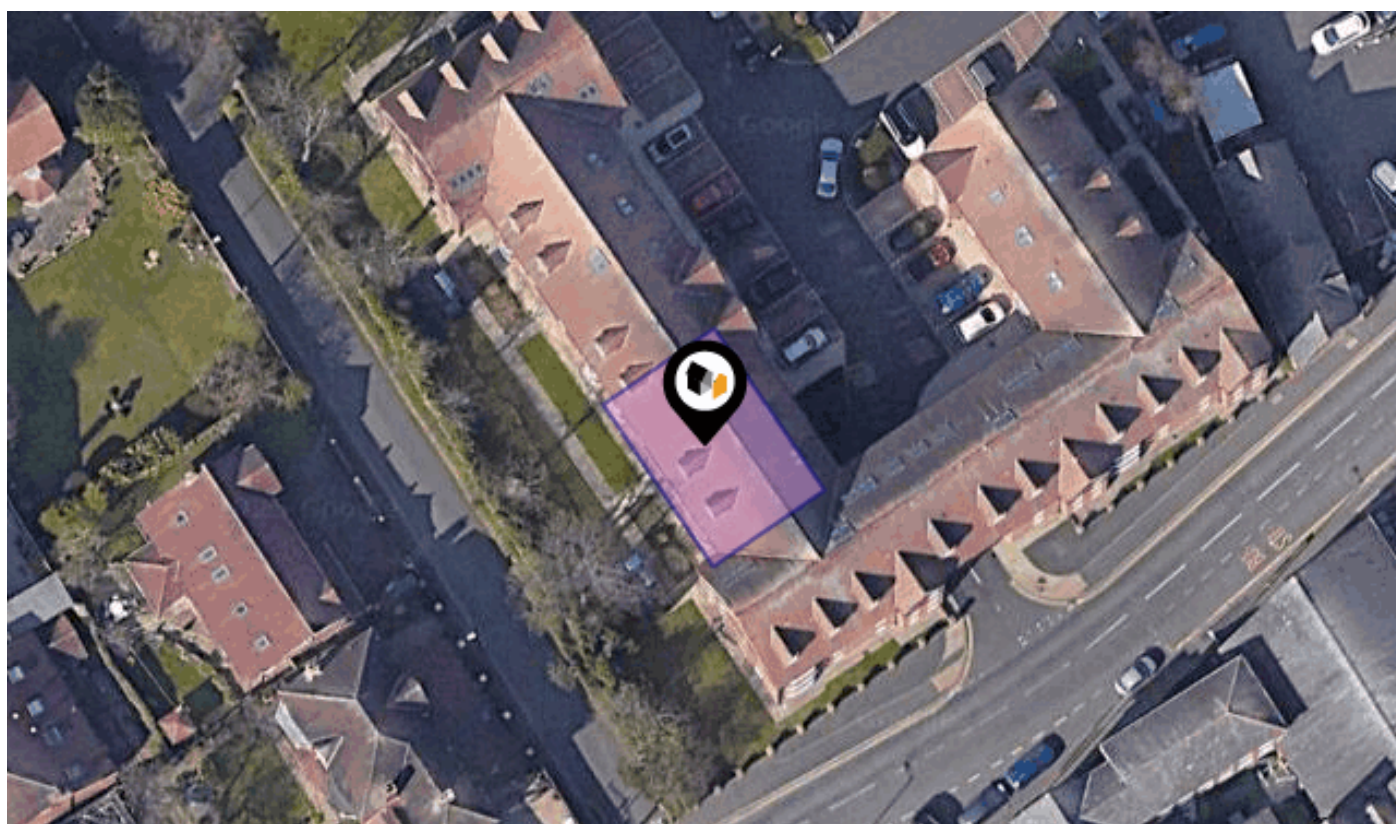




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th February 2025



**20 THE CROFT, THORNHOLME ROAD, SUNDERLAND, SR2
7NR**

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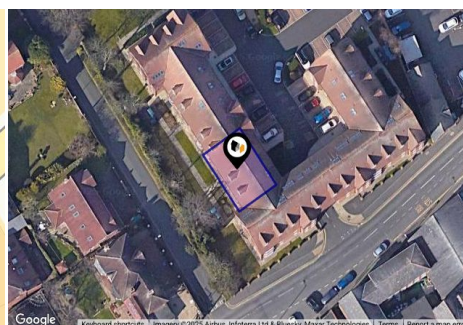
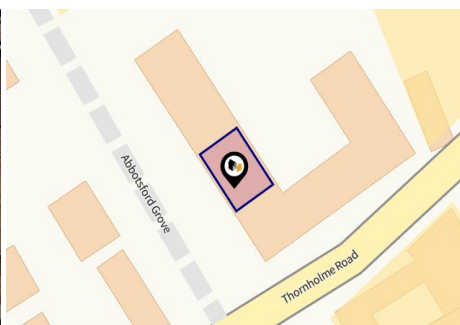
77 Deansgate Manchester M3 2BW

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	08/03/2006
Floor Area:	861 ft ² / 80 m ²	End Date:	01/01/2129
Plot Area:	0.04 acres	Lease Term:	125 years from 1 January 2004
Year Built :	2003-2006	Term Remaining:	103 years
Council Tax :	Band C		
Annual Estimate:	£1,775		
Title Number:	TY447349		
UPRN:	45141655		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



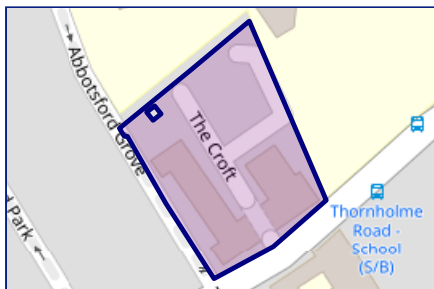
Satellite/Fibre TV Availability:



Property Multiple Title Plans

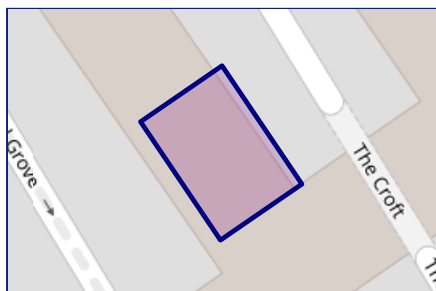
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Freehold Title Plan



TY394279

Leasehold Title Plan



TY447349

Start Date: 08/03/2006
End Date: 01/01/2129
Lease Term: 125 years from 1 January 2004
Term Remaining: 103 years

Property
EPC - Certificate

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20 The Croft, Thornholme Road, SR2 7NR

Energy rating

C

Valid until 28.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

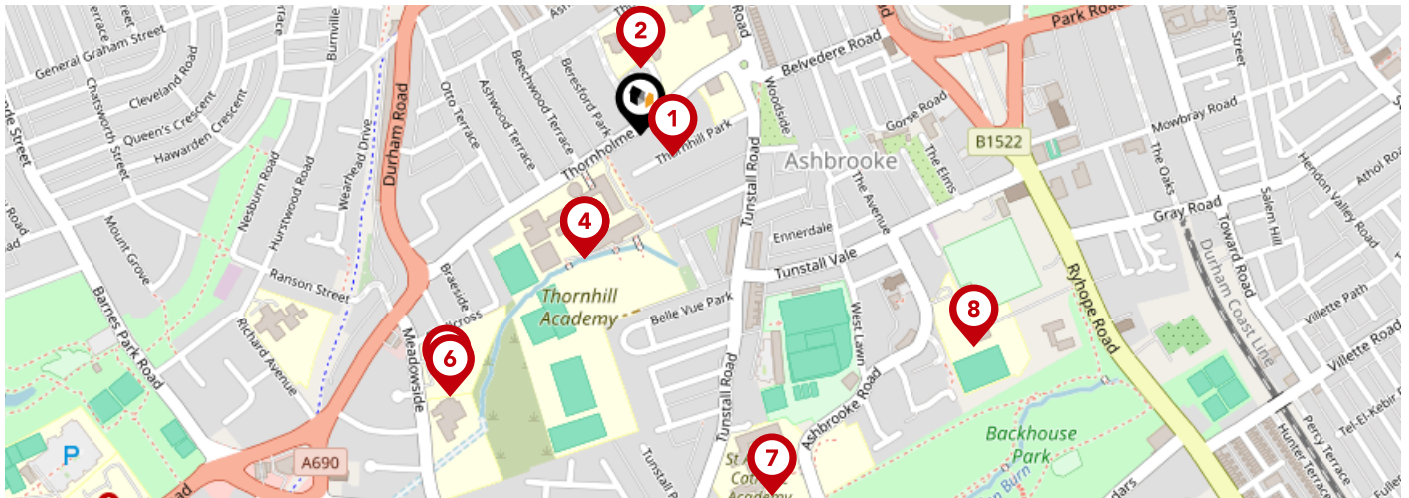
Property

EPC - Additional Data

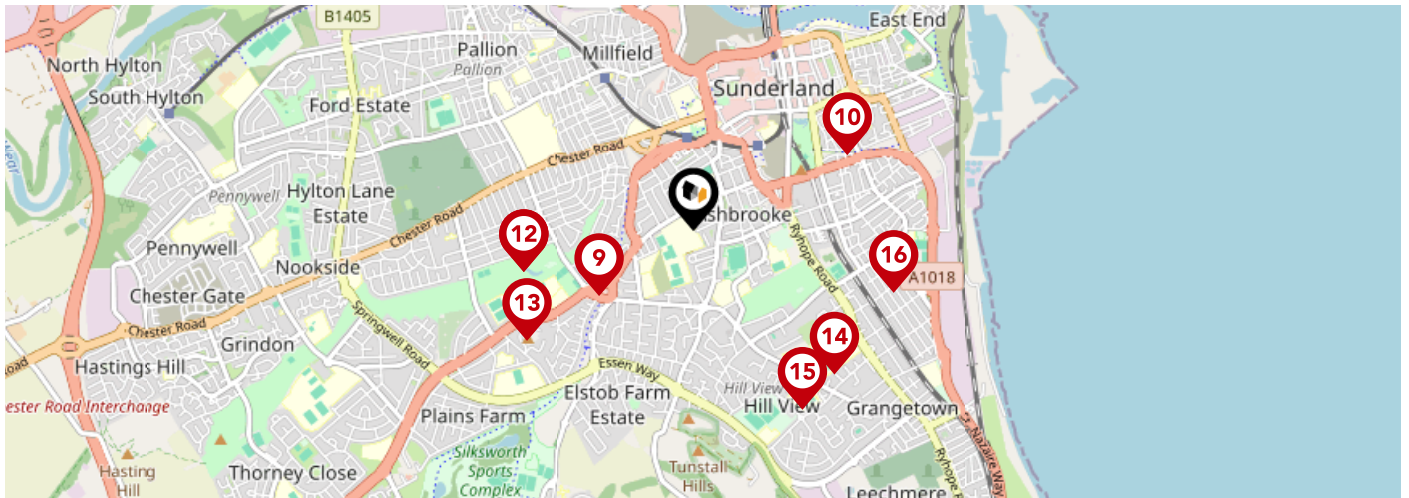
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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	80 m ²



		Nursery	Primary	Secondary	College	Private
1	Argyle House School Ofsted Rating: Not Rated Pupils: 226 Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Anthony's Girls' Catholic Academy Ofsted Rating: Good Pupils: 1321 Distance:0.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thornhill Academy Ofsted Rating: Good Pupils: 596 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Consilium Evolve Ofsted Rating: Good Pupils:0 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barbara Priestman Academy Ofsted Rating: Good Pupils: 172 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 468 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Aidan's Catholic Academy Ofsted Rating: Good Pupils: 943 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrooke School Ofsted Rating: Outstanding Pupils: 114 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

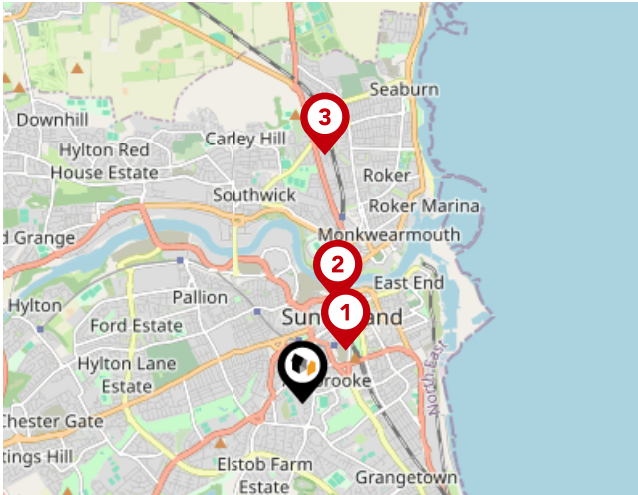


		Nursery	Primary	Secondary	College	Private
	Richard Avenue Primary School Ofsted Rating: Good Pupils: 457 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hudson Road Primary School Ofsted Rating: Good Pupils: 342 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnes Junior School Ofsted Rating: Good Pupils: 349 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnes Infant Academy Ofsted Rating: Good Pupils: 340 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	City of Sunderland College Ofsted Rating: Good Pupils:0 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southmoor Academy Ofsted Rating: Good Pupils: 1436 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hill View Junior Academy Ofsted Rating: Good Pupils: 453 Distance:0.89	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>




Area

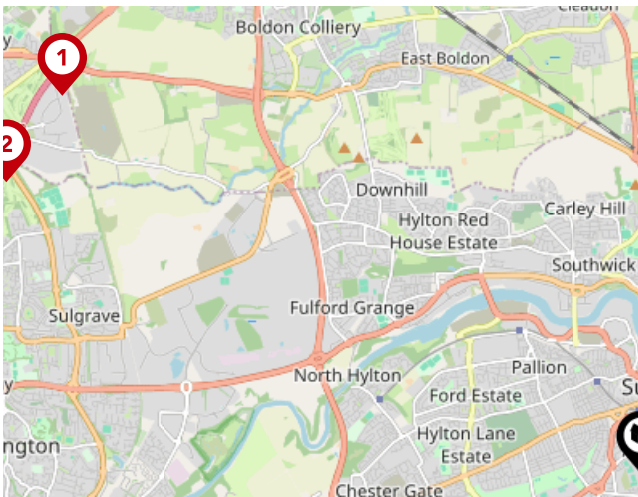
Transport (National)

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National Rail Stations

Pin	Name	Distance
	Sunderland Rail Station	0.58 miles
	St Peters Rail Station	0.92 miles
	Seaburn Rail Station	2.13 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A194(M) J3	5.89 miles
	A194(M) J2	5.96 miles
	A194(M) J1	6.24 miles
	A1(M) J64	6.53 miles
	A1(M) J65	6.69 miles



Airports/Helipads

Pin	Name	Distance
	Airport	15.85 miles
	Teesside Airport	26.81 miles
	Leeds Bradford Airport	72.07 miles
	Irthlington	56.23 miles

Area

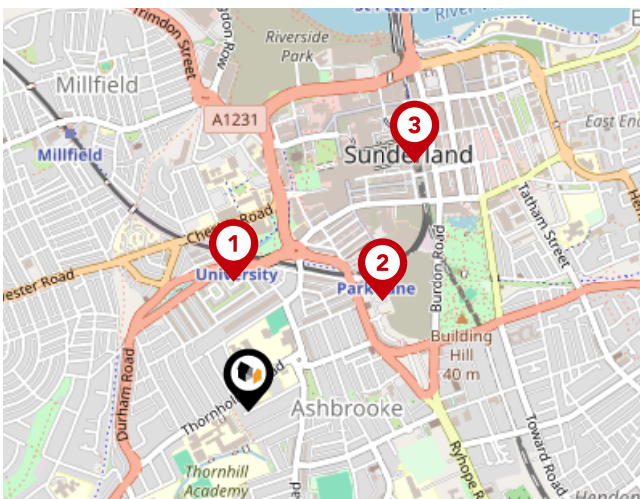
Transport (Local)

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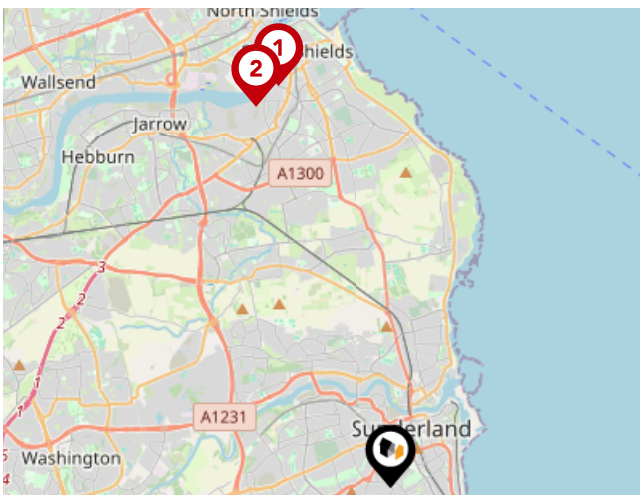
Bus Stops/Stations

Pin	Name	Distance
1	Thornholme Road-School	0.03 miles
2	Thornholme Road-Beechwood Terrace	0.11 miles
3	Tunstall Road-Argyle Street	0.15 miles
4	Tunstall Road-Thornhill Park	0.12 miles
5	Thornholme Road-Beresford Park	0.15 miles



Local Connections

Pin	Name	Distance
1	University (Tyne and Wear Metro Station)	0.28 miles
2	Park Lane (Tyne and Wear Metro Station)	0.37 miles
3	Sunderland (Tyne and Wear Metro Station)	0.64 miles



Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	7.1 miles
2	Newcastle International Ferry Terminal	6.88 miles

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