

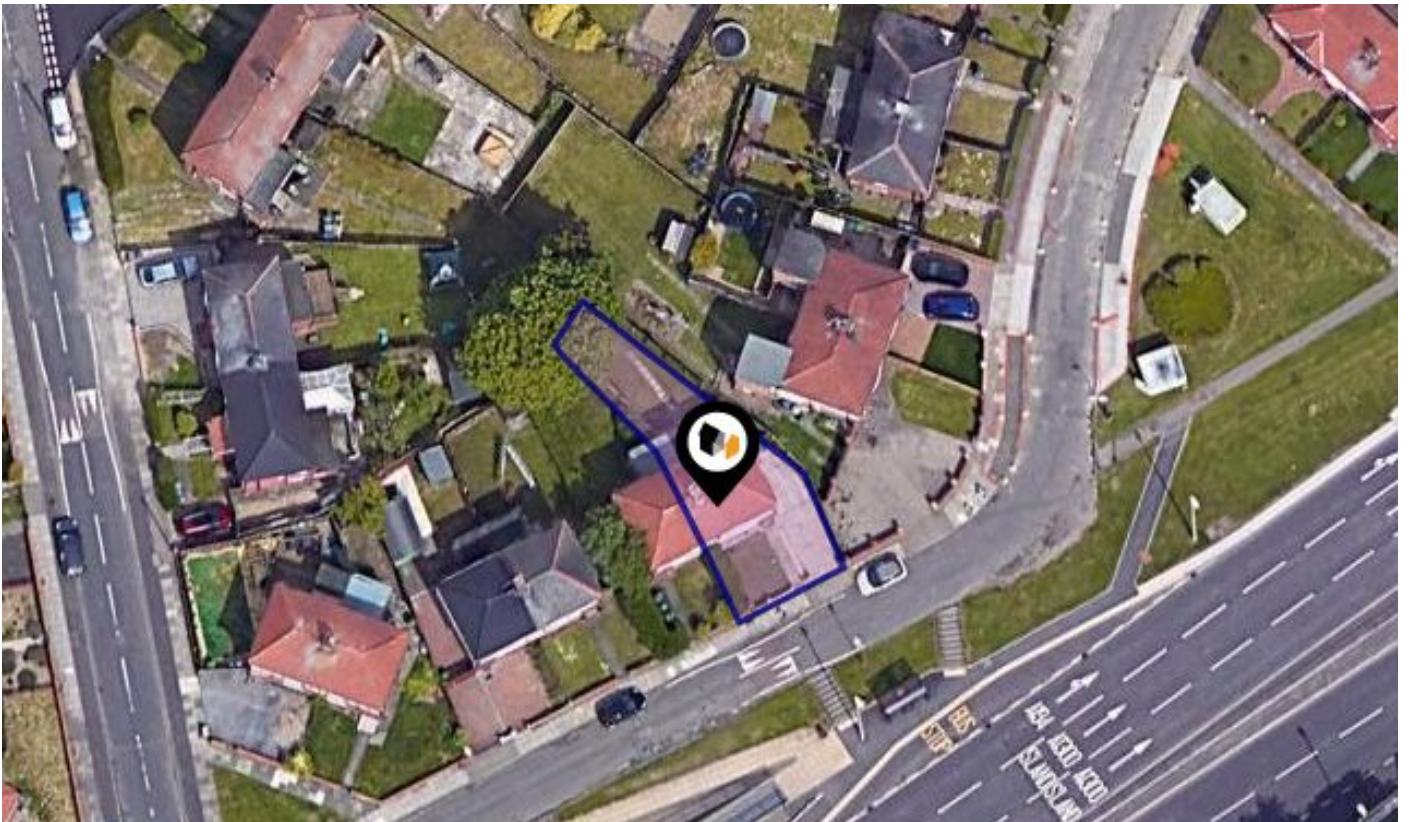


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07<sup>th</sup> March 2023



**HADRIAN ROAD, JARROW, NE32**

**10Homes.**

412 Aidan House Sunderland Road, Gateshead, NE8 3HU

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## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£100
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,323		
<b>Title Number:</b>	TY94893		
<b>UPRN:</b>	100000313738		

## Local Area

<b>Local Authority:</b>	South Tyneside
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Hadrian Road, NE32

Energy rating

**D**

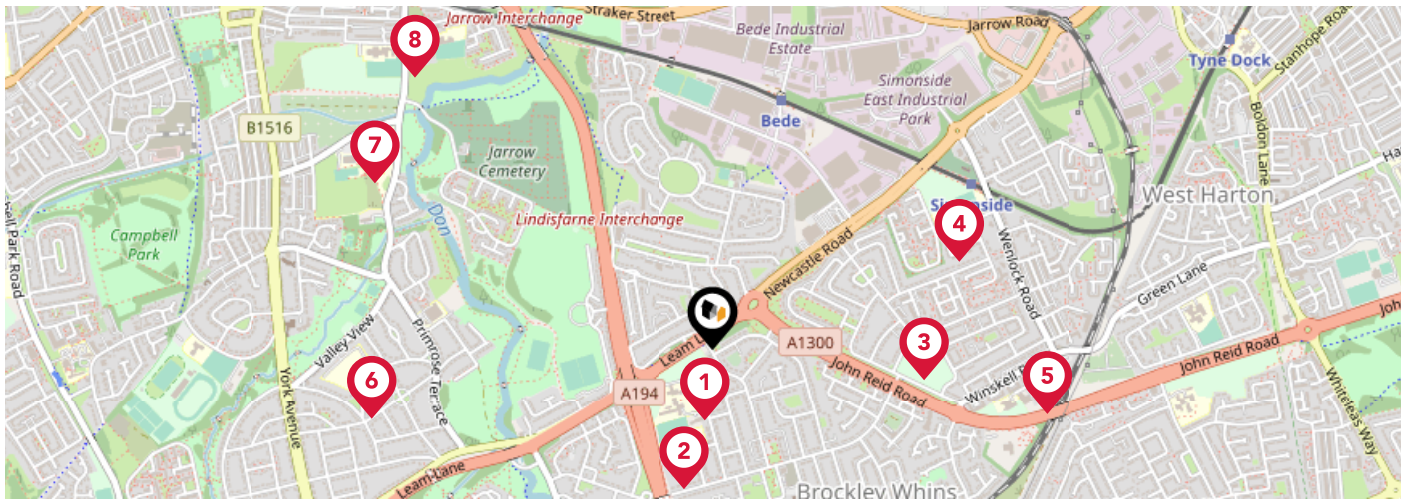
Valid until 29.10.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

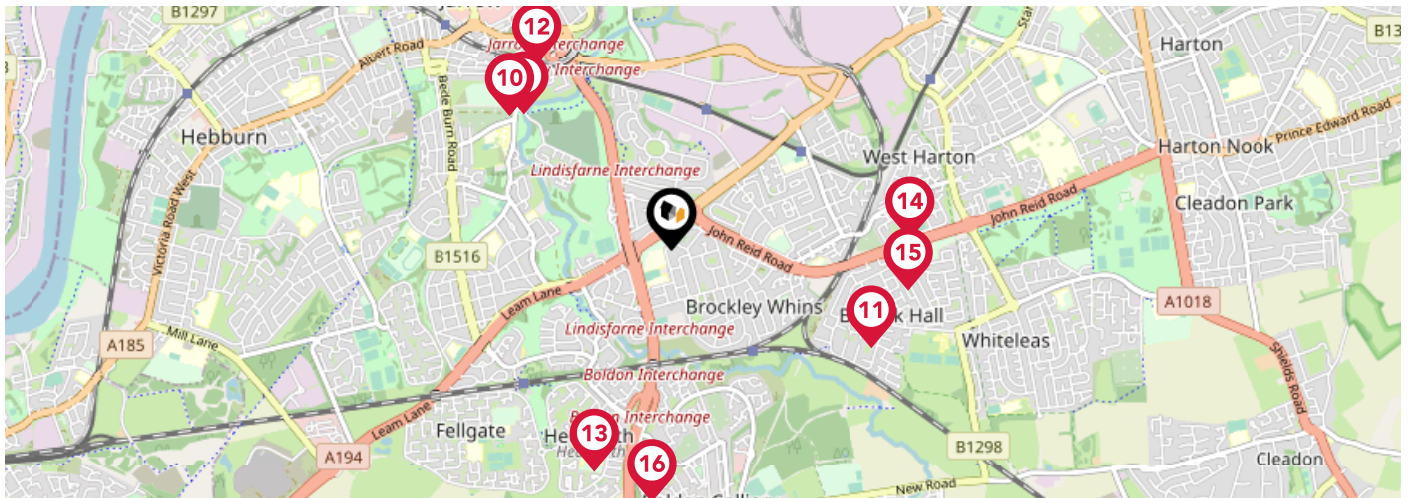
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 11% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

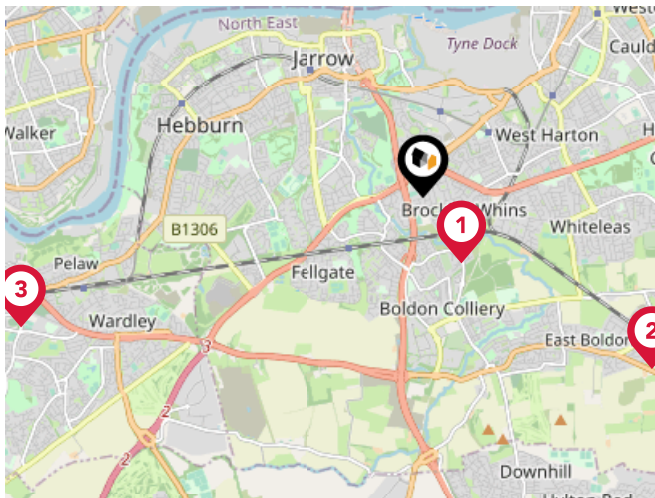




		Nursery	Primary	Secondary	College	Private
<b>1 Simonside Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.15		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 256   Distance:0.3		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Monkton Academy</b> Ofsted Rating: Good   Pupils: 180   Distance:0.45		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Lord Blyton Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance:0.56		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Monkton Infants' School</b> Ofsted Rating: Good   Pupils: 194   Distance:0.72		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Valley View Primary School</b> Ofsted Rating: Outstanding   Pupils: 261   Distance:0.74		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Jarrow School</b> Ofsted Rating: Good   Pupils: 801   Distance:0.8		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Epinay Business and Enterprise School</b> Ofsted Rating: Outstanding   Pupils: 171   Distance:0.86		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

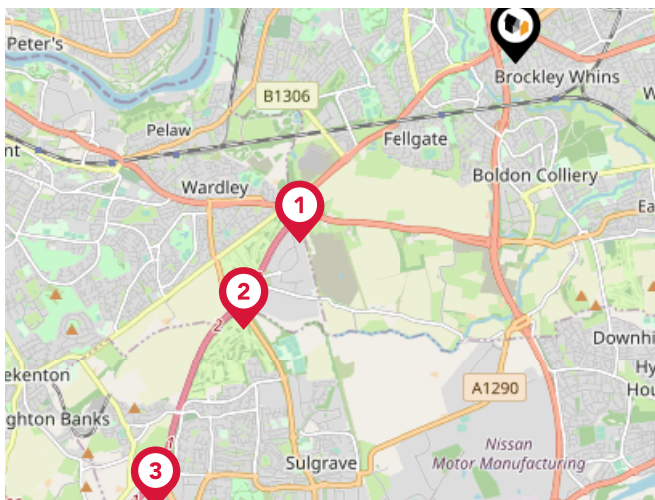


		Nursery	Primary	Secondary	College	Private
	<b>Clervaux Nursery School</b> Ofsted Rating: Outstanding   Pupils: 88   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Jarrow Cross CofE Primary School</b> Ofsted Rating: Good   Pupils: 311   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Biddick Hall Infants' School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's RC Primary School, Jarrow</b> Ofsted Rating: Good   Pupils: 208   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hedworthfield Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Trinity Church of England Academy (South Shields)</b> Ofsted Rating: Good   Pupils: 244   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Biddick Hall Junior School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hedworth Lane Primary School</b> Ofsted Rating: Good   Pupils: 291   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



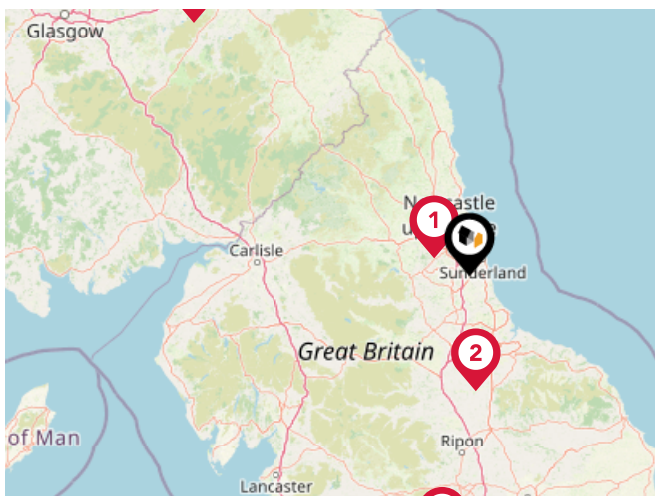
## National Rail Stations

Pin	Name	Distance
1	Brockley Whins Rail Station	0.64 miles
2	East Boldon Rail Station	2.44 miles
3	Heworth Rail Station	3.61 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	2.39 miles
2	A194(M) J2	3.25 miles
3	A194(M) J1	4.88 miles
4	A1(M) J65	5.79 miles
5	A1(M) J64	6.62 miles



## Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	10.69 miles
2	Durham Tees Valley Airport	31.61 miles
3	Leeds Bradford International Airport	76.39 miles
4	Edinburgh Airport	100.58 miles



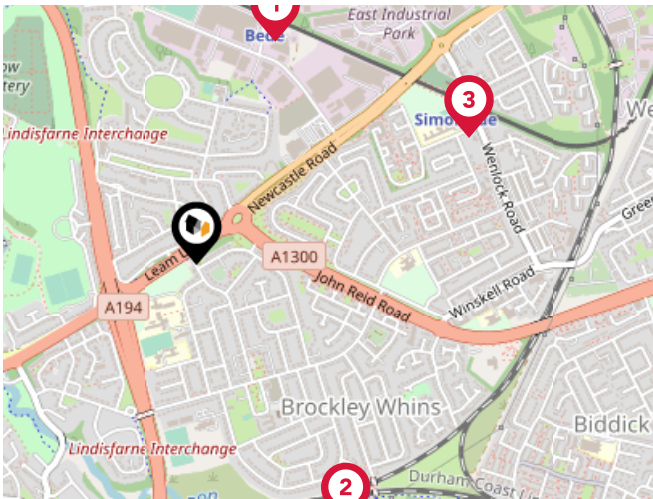
# Area

## Transport (Local)



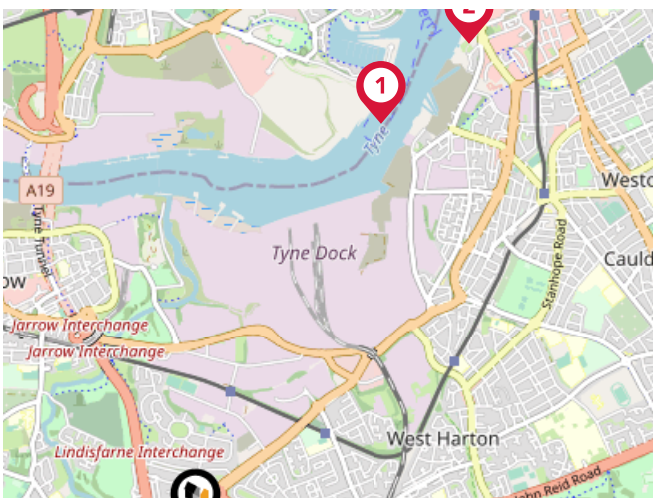
### Bus Stops/Stations

Pin	Name	Distance
1	South Leam	0.02 miles
2	South Leam	0.03 miles
3	Edinburgh Road-Glasgow Road	0.07 miles
4	Stanhope Road-Auckland Terrace	0.12 miles
5	Edinburgh Road-Elgin Street	0.13 miles



### Local Connections

Pin	Name	Distance
1	Bede (Tyne and Wear Metro Station)	0.5 miles
2	Brockley Whins (Tyne and Wear Metro Station)	0.64 miles
3	Simonside (Tyne and Wear Metro Station)	0.64 miles

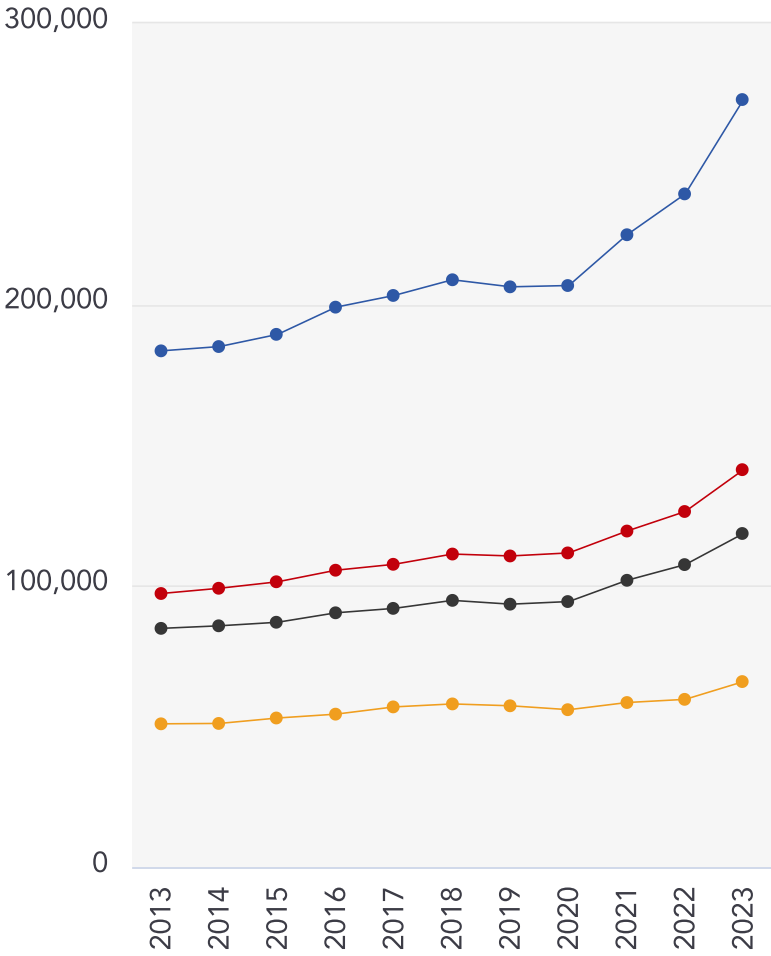


### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	1.91 miles
2	South Shields Ferry Terminal	2.38 miles



10 Year History of Average House Prices by Property Type in NE32



Detached

**+48.67%**

Semi-Detached

**+45.24%**

Terraced

**+39.72%**

Flat

**+29.46%**



**10Homes.**

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