

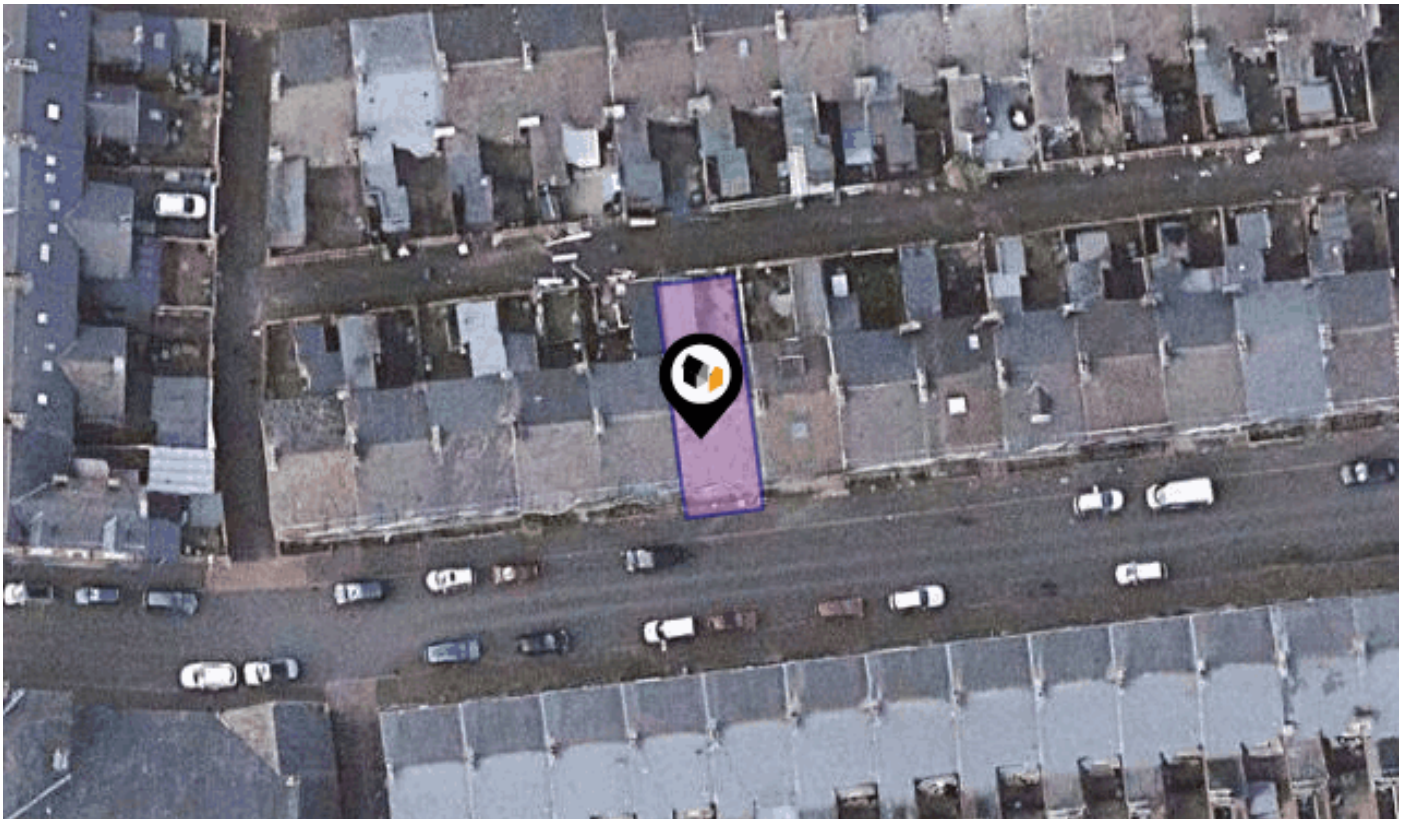


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# MIR: Material Info

The Material Information Affecting this Property

Friday 22<sup>nd</sup> November 2024



**NORTHBOURNE STREET, GATESHEAD, NE8**

## Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	09/02/1984
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>	<b>End Date:</b>	10/02/2083
<b>Plot Area:</b>	0.03 acres	<b>Lease Term:</b>	99 years from 10 February 1984
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	58 years
<b>Annual Estimate:</b>	£1,634		
<b>Title Number:</b>	TY143748		

## Local Area

<b>Local Authority:</b>	Gateshead
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>7</b> mb/s	<b>63</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



NE8

Energy rating

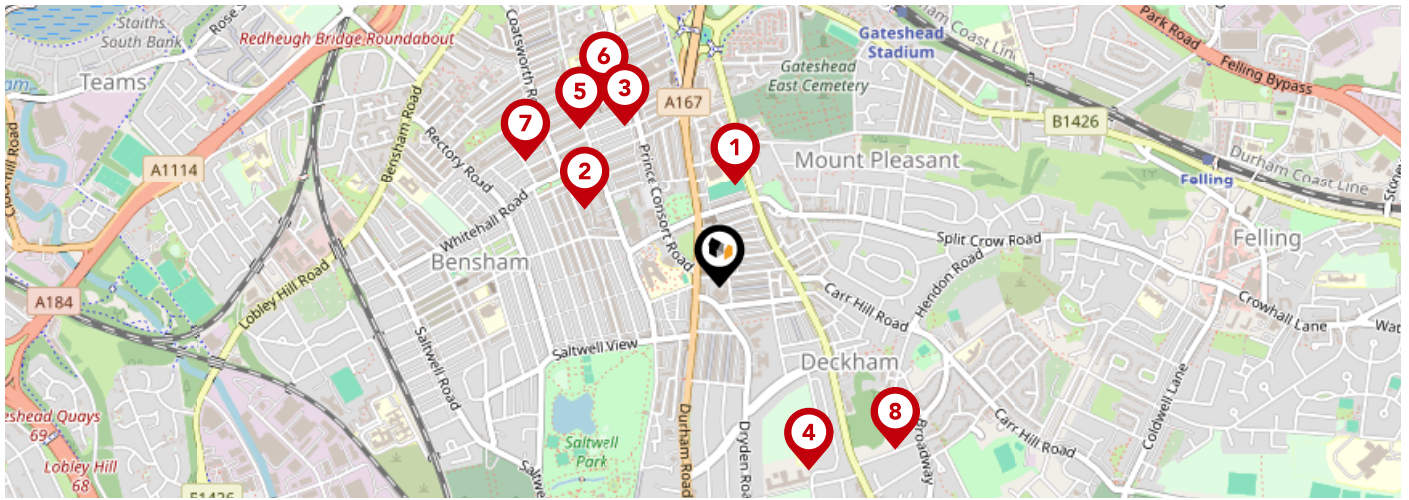
# E

Valid until 18.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E	49   E	
21-38	F		
1-20	G		

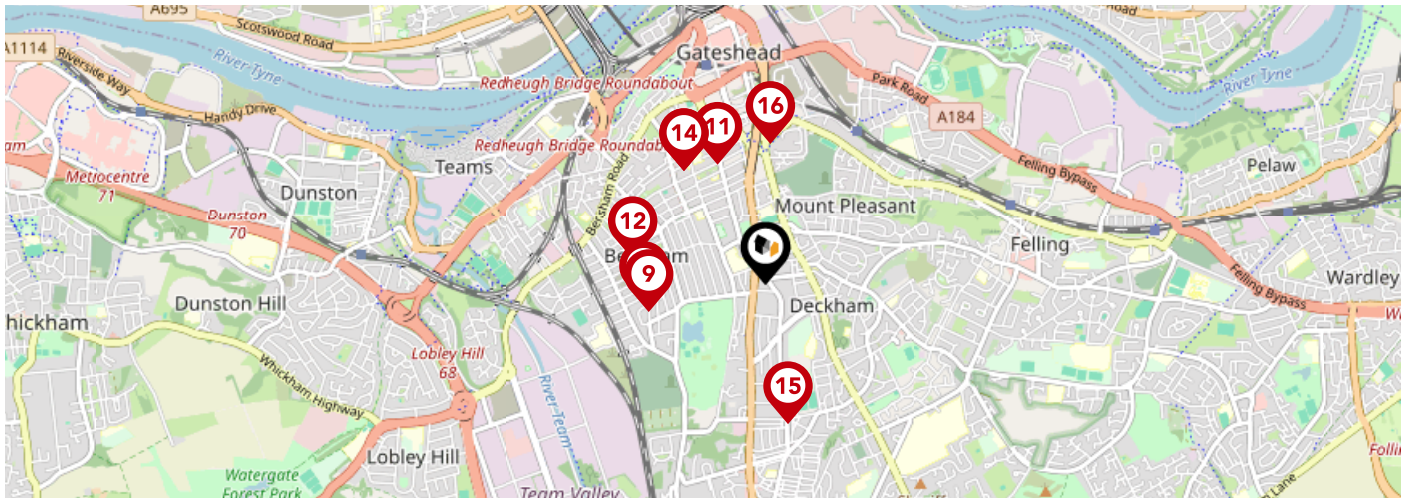
### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 78% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	68 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>South Street Community Primary School</b> Ofsted Rating: Good   Pupils: 226   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Caedmon Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Keser Torah Boys' School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Dryden School</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Haskel School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Keser Girls School</b> Ofsted Rating: Requires improvement   Pupils: 340   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Gateshead Jewish Boarding School</b> Ofsted Rating: Requires improvement   Pupils: 132   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>River Tyne Academy Gateshead</b> Ofsted Rating: Good   Pupils: 111   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

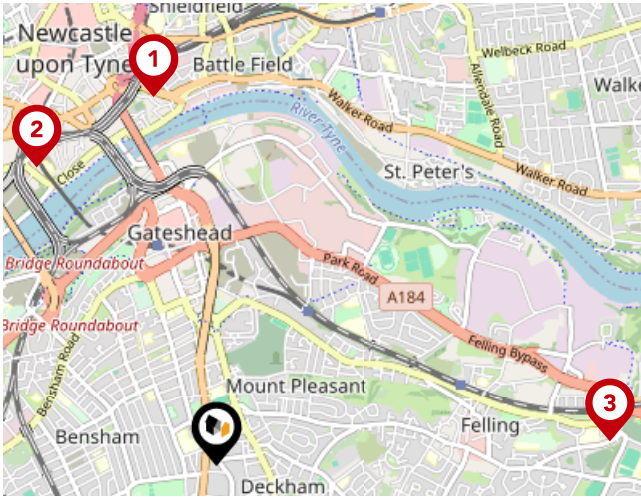




	Nursery	Primary	Secondary	College	Private
<b>Kelvin Grove Community Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Corpus Christi Catholic Primary School, Gateshead</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Joseph's Catholic Primary School, Gateshead</b> Ofsted Rating: Good   Pupils: 191   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brighton Avenue Primary School</b> Ofsted Rating: Outstanding   Pupils: 362   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tashbar Boys Nursery</b> Ofsted Rating: Good   Pupils: 25   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gateshead Jewish Nursery School</b> Ofsted Rating: Good   Pupils: 144   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Peter's Catholic Primary School, Low Fell</b> Ofsted Rating: Good   Pupils: 213   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Gateshead Cheder Primary School</b> Ofsted Rating: Requires improvement   Pupils: 424   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

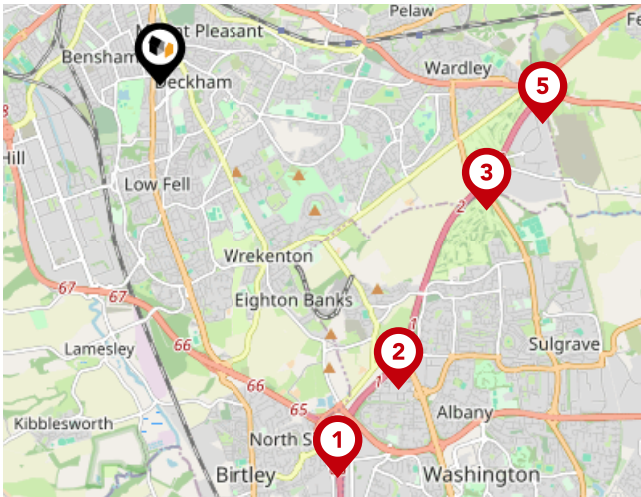
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Manors Rail Station	1.59 miles
2	Newcastle Rail Station	1.48 miles
3	Heworth Rail Station	1.68 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	3.67 miles
2	A194(M) J1	3.29 miles
3	A194(M) J2	2.98 miles
4	A1(M) J64	4.83 miles
5	A194(M) J3	3.28 miles



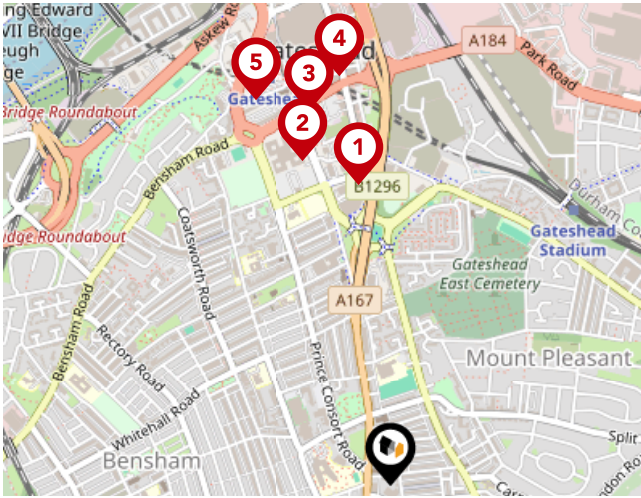
### Airports/HELIPADS

Pin	Name	Distance
1	Airport	7.48 miles
2	Teesside Airport	31 miles
3	Leeds Bradford Airport	74.84 miles
4	Irthington	47.92 miles



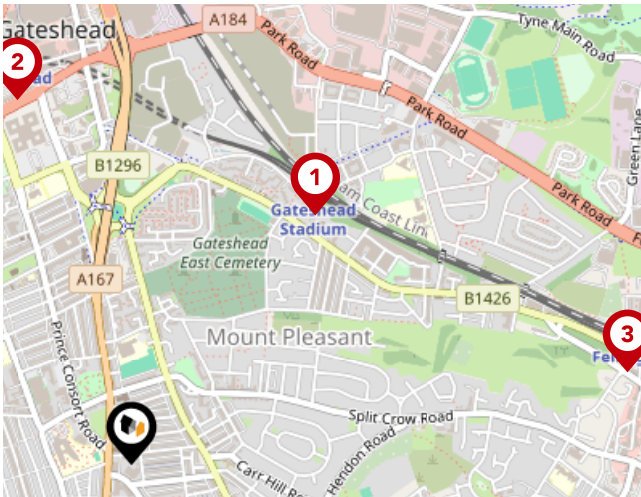
# Area

## Transport (Local)



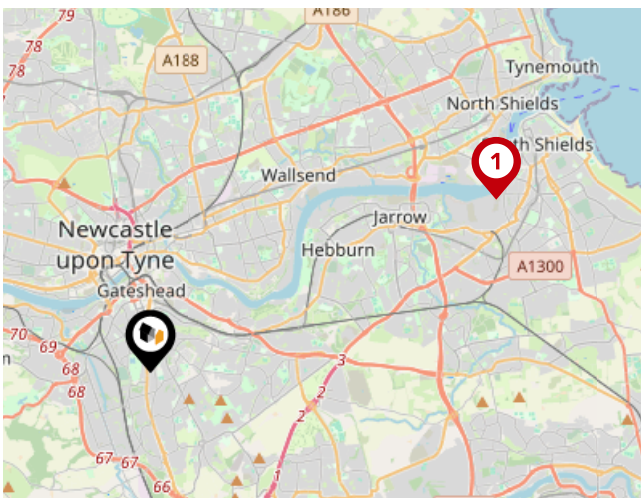
### Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.64 miles
2	High West Street-Civic Centre	0.71 miles
3	Jackson Street	0.82 miles
4	High Street - Swan Street	0.88 miles
5	Gateshead Interchange	0.87 miles



### Local Connections

Pin	Name	Distance
1	Gateshead Stadium (Tyne and Wear Metro Station)	0.66 miles
2	Gateshead (Tyne and Wear Metro Station)	0.81 miles
3	Felling (Tyne and Wear Metro Station)	1.08 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.59 miles



# Walkersxchange Estate Agents

## Data Quality

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