



14 Northcote Avenue, Sunderland, SR1 2RP

---

Three-bed Mid-Terraced House

- No Chain Attached
- 3-Bed Mid-Terrace House
- Private Rear Yard
- Refurbishment Opportunity
- Vacant Possession
- Close to Sunderland City Centre

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 110 sq m                           |
| Price          | £85,000                            |
| Business Rates | Upon Enquiry                       |
| Car Parking    | Permit parking                     |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C                                  |

Description

14 Northcote Avenue is a three-bedroom mid-terrace property for sale with vacant possession. The property comprises of an entrance hallway, lounge, dining room, kitchen and bathroom across the ground floor. The upper floor level offers three spacious rooms including two double and one single bedrooms with high ceilings throughout. Externally, the property features on-street parking permits to the front and a rear garden. Restrictive Covenant has been issued to the property, which does not allow for HMO uses and subject to private treaty purchasers only.

Location

Northcote Avenue is a well-situated location in Sunderland, offering convenient access to local amenities and transport links. The area benefits from nearby shops, schools, and leisure facilities, all within walking distance. Excellent public transport connections provide quick access to Sunderland city centre and surrounding areas, making Northcote Avenue an ideal location for both families and commuters.

Accommodation

The accommodation comprises the following areas:

| Name     | sq ft    | sq m | Availability |
|----------|----------|------|--------------|
| Building | 1,184.03 | 110  | Available    |
| Total    | 1,184.03 | 110  |              |

Money Laundering Regulations

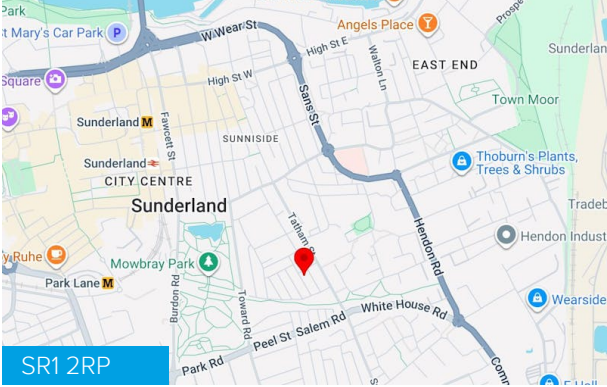
Please note that any offers will require you to be financially verified, meaning you'll need to provide us sight of a mortgage in principle, proof of deposit funds, and proof of cash. You'll also need to provide us with full chain details including agents and solicitors down the chain. To comply with Money Laundering Regulations all buyers will be required to provide us with proof of identification before we can issue acceptance letters and solicitors are instructed.

Material Information

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Council Tax

The GOV.UK website states the property is Council Tax Band: A



Viewing & Further Information



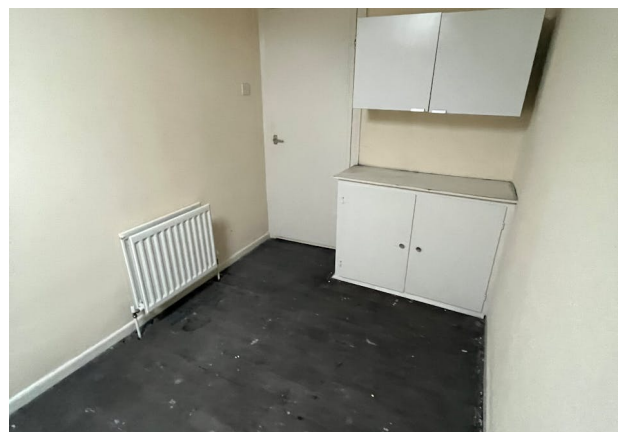
**Amber Crampton**  
01609 797 330

amber.crampton@alignpropertypartners.co.uk



**Kelsey Collins**  
01609 797 330 | 07498758137  
kelsey.collins@alignpropertypartners.co.uk

**View Properties Here**  
[www.alignpropertypartners.co.uk](http://www.alignpropertypartners.co.uk)



# Energy performance certificate (EPC)

14 Northcote Avenue  
SUNDERLAND  
SR1 2RP

Energy rating

C

Valid until:

16 May 2033

Certificate number:

0320-2303-3250-2897-2601

Property type

Mid-terrace house

Total floor area

110 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 85 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Breakdown of property’s energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

| Feature              | Description                                    | Rating    |
|----------------------|------------------------------------------------|-----------|
| Wall                 | Solid brick, as built, no insulation (assumed) | Poor      |
| Wall                 | Cavity wall, as built, no insulation (assumed) | Poor      |
| Roof                 | Pitched, 250 mm loft insulation                | Good      |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Programmer, room thermostat and TRVs           | Good      |
| Hot water            | From main system                               | Good      |
| Lighting             | Low energy lighting in all fixed outlets       | Very good |
| Floor                | Suspended, no insulation (assumed)             | N/A       |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Secondary heating    | None                                           | N/A       |

## Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

---

## How this affects your energy bills

An average household would need to spend **£1,915 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £374 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

## Heating this property

Estimated energy needed in this property is:

- 12,761 kWh per year for heating
  - 2,020 kWh per year for hot water
-

## Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 3.8 tonnes of CO<sub>2</sub>

This property's potential production 2.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

| Step                                  | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Internal wall insulation           | £4,000 - £14,000          | £209                  |
| 2. Floor insulation (suspended floor) | £800 - £1,200             | £89                   |
| 3. Solar water heating                | £4,000 - £6,000           | £77                   |
| 4. Solar photovoltaic panels          | £3,500 - £5,500           | £652                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Assessor's name | Anthony Collins                                                  |
| Telephone       | 01928 5688 42                                                    |
| Email           | <a href="mailto:epc@pennington.org.uk">epc@pennington.org.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/024925                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 17 May 2023           |
| Date of certificate    | 17 May 2023           |
| Type of assessment     | <a href="#">RdSAP</a> |

---