



AI-generated content

3 bed cottage to buy in SR2

Hendon Valley Road, Hendon, Sunderland,
Tyne and Wear, SR2 8LF

£67,950 Offers Over

3 **1** **1**

Tenure

Freehold

On Street parking

Property features

- ✓ 3 Bedroom family home
- ✓ Popular location
- ✓ Energy efficient upgrades
- ✓ Tenanted @ £650 PCM
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Pattinson Estate Agents are delighted to present this modern, energy-efficient three-bedroom home in the heart of Hendon, Sunderland.

Recently refurbished and move-in ready, the property has been thoughtfully upgraded to blend contemporary style with practical, sustainable living—perfect for first-time buyers, growing families, or savvy investors.

Key Features Include:

Eco-Friendly Technology: Stand out from the crowd with an advanced air source heat pump and solar panels. These features significantly reduce monthly utility bills and future-proof the home against rising energy costs.

Modern Interiors: Step into a fresh, neutral space featuring a spacious lounge for relaxing and a contemporary kitchen with ample storage. The home also boasts a stylish, newly updated bathroom.

Generous Living Space: With three well-proportioned bedrooms and a low-maintenance private rear yard, there is plenty of room for family life or entertaining guests.

Ideal Location: Situated in a popular neighbourhood, you'll be close to local supermarkets, well-regarded schools, and leisure facilities. Commuting is simple with easy access to major road links and public transport into Sunderland city centre.

This property offers a unique opportunity to own a high-spec, environmentally conscious home in a central location. Contact us today to arrange an early viewing and avoid missing out.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £67,950

Property Type: Cottage

Parking: On Street

Heating: Air Source Heat Pump

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Bedroom 1



Bedroom 2




Bedroom 3



Bathroom





| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/

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