



To buy

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### 3 bed cottage to buy in SR2

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

**£67,950** Offers Over

 x3  x1  x1

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



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## Kitchen



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## Bedroom 1



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## Bedroom 2



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## Bedroom 3




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## Bathroom





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

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

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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