



## 2 bed semi-detached bungalow to buy in SR4

Marlborough Road, Hastings Hill,  
Sunderland, Tyne and Wear, SR4 9NG

# £190,000

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ 2 Bedroom Semi-detached
- ✓ Desirable location
- ✓ Very well presented
- ✓ Vacant possession
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Beth Curtis  
Sales Negotiator  
Sunderland

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Nestled in the peaceful and highly desirable Hastings Hill area of Sunderland, Pattinson Estate Agents are delighted to present this beautifully extended two-bedroom bungalow to the market. Combining spacious living with an exceptional location, this property offers a rare prospect for buyers seeking comfort, convenience, and a welcoming community atmosphere.

Location: Hastings Hill, Sunderland

Hastings Hill is celebrated for its quiet neighbourhoods, easy access to local amenities, respected schools, and excellent transport connections into Sunderland city centre and across the North East. Whether shopping, commuting, or enjoying local parks, residents benefit from everything the area has to offer.

The Property: Spacious, Extended and Ready to Move In

Beyond its enviable address, the bungalow itself captivates with thoughtful design, extended living spaces, and versatile accommodation.

Entrance Hall

Upon entry, a welcoming hallway greets you, providing a light and inviting introduction to the home.

Living Room

The living room is generously sized, providing a comfortable setting for relaxation or family gatherings, with large windows looking out over the front garden.

Kitchen

A well-equipped kitchen offers ample storage, modern appliances, and practical work surfaces—ideal for everyday cooking and entertaining.

## Dining Room Extension

The dining room extension is bright and spacious, perfect for entertaining guests or enjoying meals with family. Its connection to the kitchen and rear garden enhances both convenience and ambiance.

## Bedrooms

The property includes two generously proportioned bedrooms, designed for maximum comfort and flexibility. Each room enjoys plenty of natural light, making them ideal for restful retreats, guest accommodation, or even a home office.

## Bathroom

A well-appointed bathroom provides modern fixtures, plenty of storage, and a calming space for self-care.

## External Features

### Front Garden and Driveway

To the front, there is a large lawn garden and a block-paved driveway with parking for multiple vehicles, leading to the attached garage.

### Attached Garage

The garage is accessible from both the driveway and the rear garden, providing secure parking or additional storage space.

### Rear Garden and Patio

At the rear, a spacious patio area and lawn offer excellent outdoor living options, alongside a greenhouse area and convenient access to the garage.

## Community and Lifestyle

Living in Hastings Hill means enjoying a neighbourly spirit and a tranquil environment, with organised events and local amenities fostering a genuine sense of belonging.

## Why This Property Is a Rare Opportunity

Two-bedroom bungalows in this sought-after location are seldom available. With extended living spaces, excellent presentation, and prime positioning, this home is suited to a wide range of buyers, whether downsizing, growing a family, or seeking a quiet retreat.

Due to strong anticipated interest, early viewing is highly recommended to appreciate the property's features and avoid disappointment. Please contact our Sunderland team for further details.

Council Tax Band: C

Tenure: Freehold

Price: £190,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

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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## Dining Room



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## Bedroom 1



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## Bedroom 2

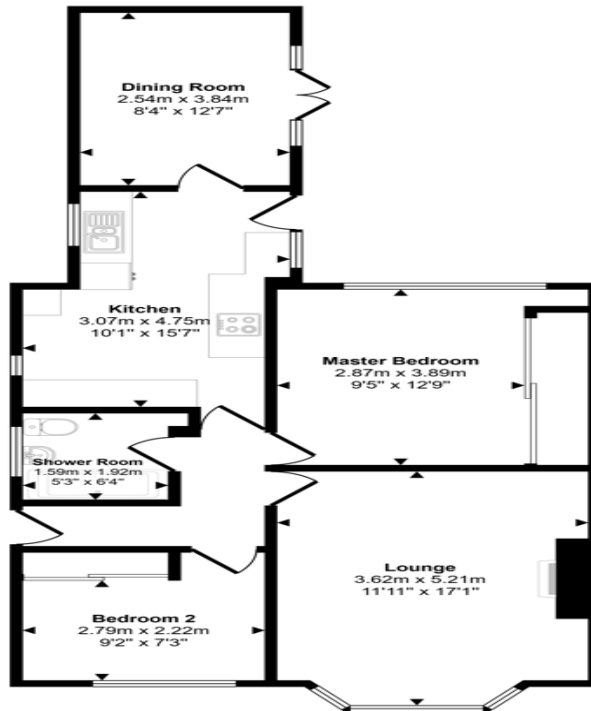


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## Bathroom



Approx Gross Internal Area  
73 sq m / 788 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(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	

Marlborough Road, Hastings Hill, Sunderland, Tyne and Wear, SR4 9NG

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

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