















Rare to Market! Situated on the highly regarded, tree lined Cairns Road, is this most impressive semi-detached home with a beautifully presented interior and wonderful, mature rear garden. Internally, on the ground floor there is a hall with staircase to the first floor, a superb lounge to the front with bay window and feature fire place that opens to the dining room, a fabulous, contemporary fitted kitchen and a useful downstairs wc. On the first floor there are three bedrooms, one with fitted wardrobes and a modern bathroom with shower. Externally there is a garden to the front with drive and delightful garden to the rear with lawned area and established planting. Boasting superb views across the Fulwell skyline towards the Coast at the rear, this wonderful home is set within heart of this fashionable suburb with its excellent amenities, good schools and superb transport links. Walking distance from Sunderland's magnificent coastline with it award winning Blue Flag beaches, this fine home should be viewed as a matter of urgency as considerable interest anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Open Arch Portico

Composite front door leading to

### Reception Hall

Featuring turned staircase and radiator, luxury vinyl tiled flooring

### Living Room 13'6" x 11'8"

Into UPVC double glazed bay window overlooking front garden, single radiator, feature fireplace (for display only), coved cornicing to ceiling, luxury vinyl flooring

### Dining Room 15'8" x 10'8"



UPVC double glazed bay window overlooking generous rear gardens, single radiator, coved cornicing to ceiling, luxury vinyl flooring

### Separate WC

Low level WC and sink.

### Kitchen 11'6" x 10'9"



Stunning contemporary kitchen fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and gas hob with extractor, double glazed window to rear, tall feature central heating radiator, luxury vinyl flooring.

### First Floor Landing

UPVC double glazed window to side, new carpets

### Bedroom 1 (rear) 12'9" x 10'9"

Maximum dimensions into fitted wardrobes with sliding mirror fronted doors, single radiator, UPVC double glazed window to rear taking in wonderful views of the garden and the sea beyond, new carpets.

### Bedroom 2 (front) 11'3" x 15'4"

Into UPVC double glazed window to front, single radiator, coved cornicing to ceiling, new carpets.

### Bedroom 3 (rear) 7'0" x 8'7"

Single radiator, UPVC double glazed window to rear taking in wonderful views of the garden and the sea beyond, new carpets.

### Bathroom 8'11" x 6'3"

Modern suite comprising of a low level WC, washbasin set onto vanity unit, panel bath and walk in shower. Chrome ladder style central heating radiator, partial tiled walls, UPVC double glazed oriel window to front.

### Front Exterior



Mature gardens to the front with a good selection of evergreen and perennials, single drive to attached brick GARAGE up and over door 3.42 x 5.5 this much wider than average garage and has strip lighting, electric sockets and an interconnecting door to the down stairs toilet.

### Rear Exterior



Generous garden are located to the rear and enjoy a good selection of trees and shrubs, feature attractive lawns and large patio seating area which can be accessed directly from the dining room. In addition there is a brick store, external cold water supply and external lighting.

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# MAIN ROOMS AND DIMENSIONS

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## Lettings Important Notice Let

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisors should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Sea Road Viewings

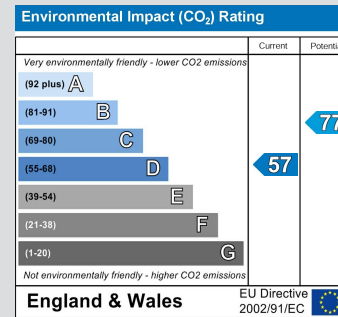
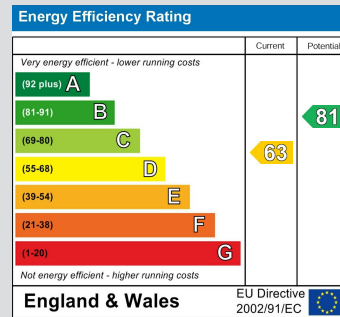
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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