



Cairns Road, Fulwell, Sunderland, SR5

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Offers In The Region Of £415,000

* 4 BEDROOM * SEMI DETACHED * FREEHOLD * HIGH SPEC * DOUBLE DRIVEWAY * GARAGE * GARDEN *

This stunning four-bedroom semi-detached house is for sale in the highly sought-after Fulwell area of Sunderland, offering spacious and versatile accommodation ideal for family living.

The heart of the home is a superb open-plan kitchen/dining room, featuring granite worktops, a breakfast area and plenty of natural light, with direct access to the rear garden. The kitchen is well equipped with an integrated fridge-freezer, dishwasher, plate warmer, induction hob and self-cleaning oven, while tiled flooring with underfloor heating adds both comfort and practicality. A useful utility room and downstairs WC are located just off the kitchen.

The property also benefits from two reception rooms. The main living room is bright and welcoming, with large windows and a feature fireplace creating a comfortable space to relax, while the second reception room offers flexibility as a family room, playroom or additional sitting room.

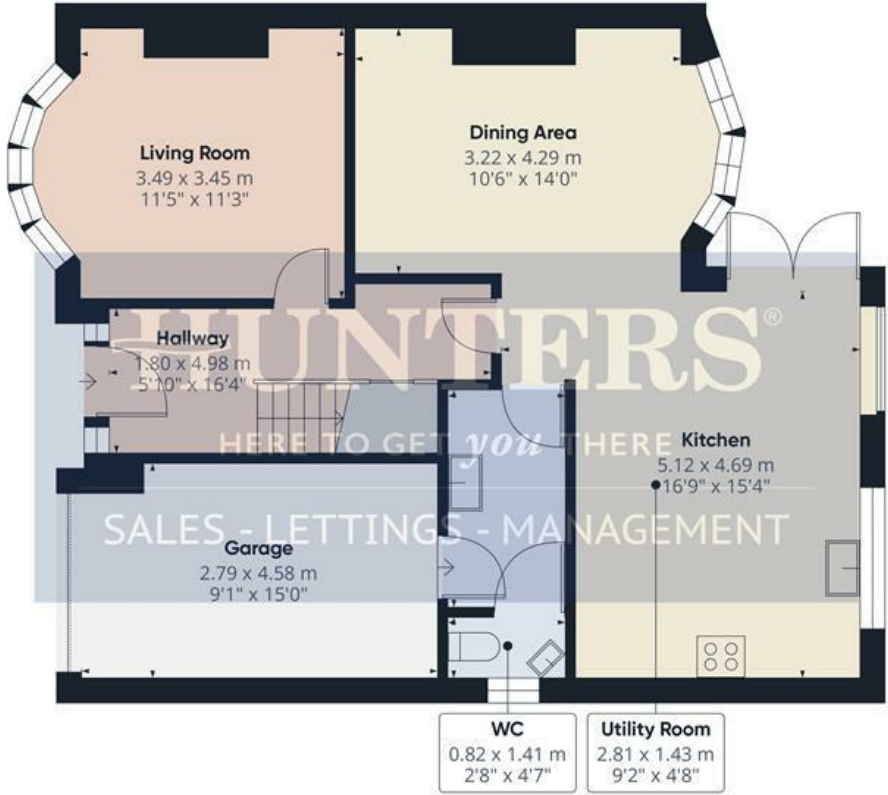
Upstairs, the spacious master bedroom enjoys dual-aspect windows, a walk-in dressing area and a stylish en-suite shower room with a walk-in shower and heated towel rail. There are two further well-proportioned double bedrooms, along with a good-sized single bedroom currently used as a home office. The family bathroom is fitted with a modern suite, partial wall tiling and a heated towel rail.

Externally, the property offers a block-paved driveway providing off-street parking for two vehicles, a single garage and a private rear garden, creating an excellent outdoor space for relaxing and entertaining.

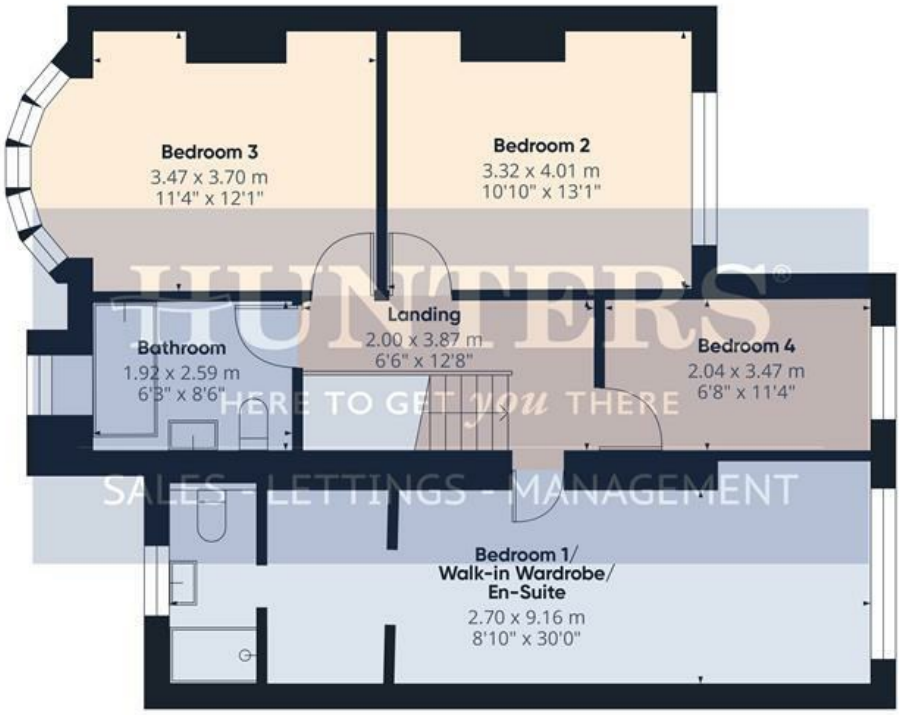
Fulwell remains one of Sunderland's most desirable residential areas, popular for its excellent schools, local amenities and proximity to the coast.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788

sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1

Approximate total area⁽¹⁾
145.2 m²
1564 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Hallway
5'10" x 16'4"

Living Room
11'5" x 11'3"

Dining Area
10'6" x 14'0"

Kitchen
16'9" x 15'4"

Utility Room
9'2" x 4'8"

WC
2'8" x 4'7"

Landing
6'6" x 12'8"

Bedroom 1/Walk-in Wardrobe/En-Suite
8'10" x 30'0"

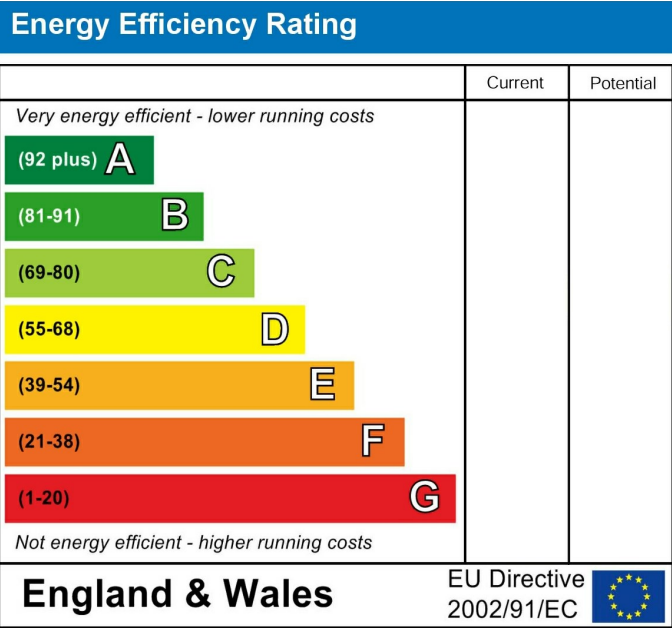
Bedroom 2
10'10" x 13'6"

Bedroom 3
11'4" x 12'1"

Bedroom 4
6'8" x 11'4"

Bathroom
6'3" x 8'5"

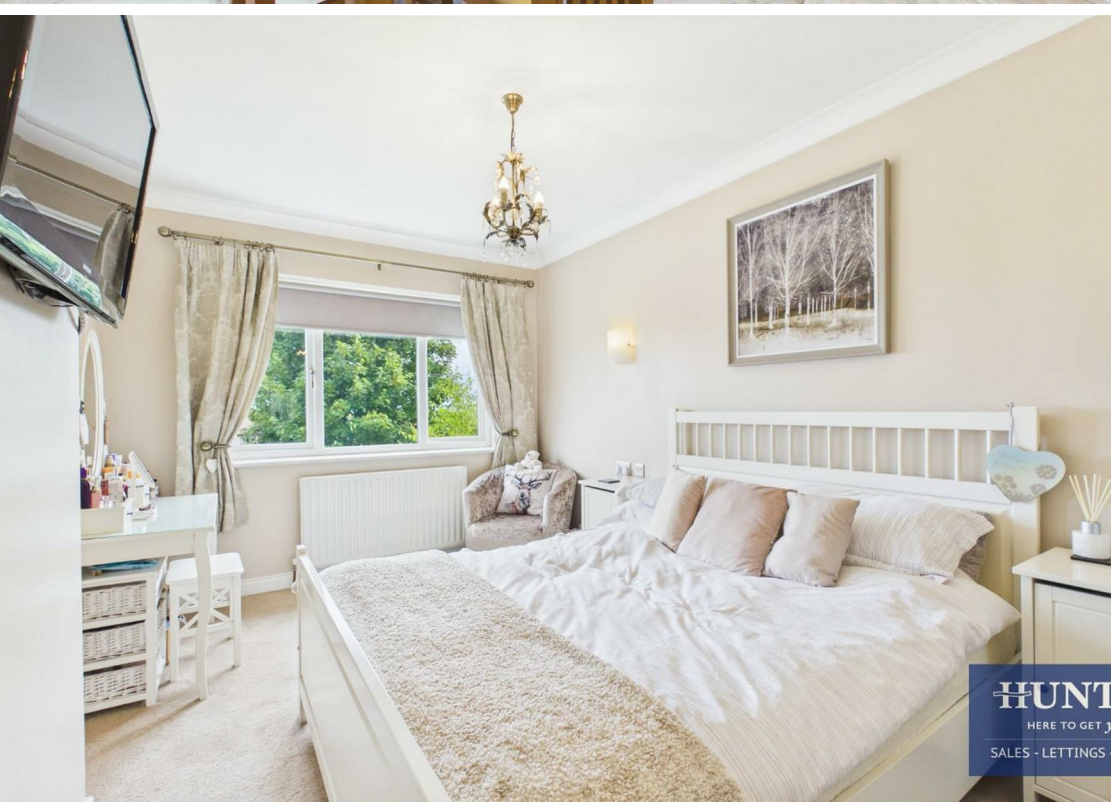
Garage
9'1" x 15'0"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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