



Cairns Road, Fulwell, Sunderland, SR5

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# Cairns Road, Fulwell, Sunderland, SR5

£195,000

\* 3 BEDROOM \* FREEHOLD \* SEMI DETACHED \* NO ONWARD CHAIN \* DRIVEWAY \* GARAGE \* GARDEN \* COUNCIL TAX BAND C \* EPC RATING D \*

Offered with no onward chain, this three-bedroom semi-detached house is for sale in a sought-after part of Fulwell, Sunderland, offering sea views and excellent potential for a buyer looking to modernise and create a home to their own taste.

On the ground floor, the property features two reception rooms, both with large windows that allow plenty of natural light and fireplaces that provide attractive focal points. The kitchen offers access to the rear garden, while the overall layout provides a solid foundation for refurbishment and improvement.

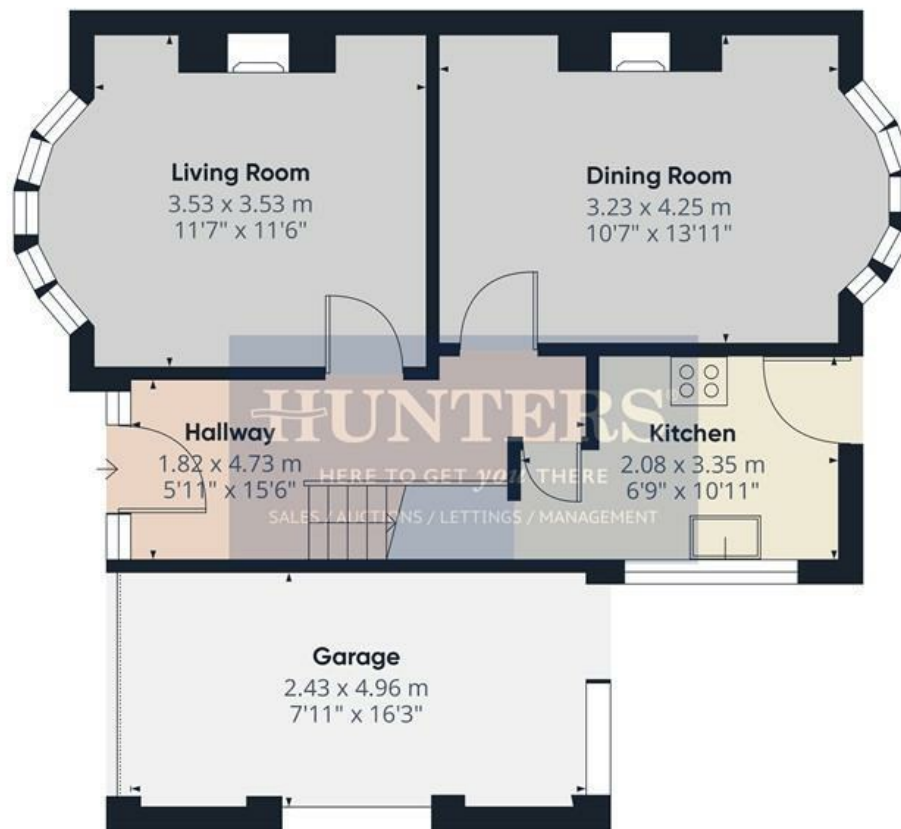
Upstairs, the master bedroom benefits from built-in wardrobes, while the second double bedroom also includes built-in storage and enjoys sea views. The third bedroom is a single room, also with sea views, making it well suited as a child's bedroom, home office or guest room. The bathroom features tiled walls, dual-aspect windows and a bath.

Externally, the property enjoys a front garden, a generous rear garden, driveway parking and a single garage, providing excellent outdoor space and practical storage.

The property is conveniently located close to well-regarded local schools, parks and everyday amenities. Sunderland Golf Centre is nearby for leisure, while the beautiful coastline and seafront are within easy reach, offering beaches, cafés and scenic coastal walks.

Overall, this is an excellent opportunity to purchase a well-proportioned family home in a desirable location with sea views, offering fantastic scope to modernise.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

94.3 m<sup>2</sup>

1014 ft<sup>2</sup>

(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.

GIRAFFE360



**Hallway**  
5'11" x 15'6"

**Living Room**  
11'6" x 11'6"

**Dining Room**  
10'7" x 13'11"

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

**Landing**  
4'0" x 8'1"

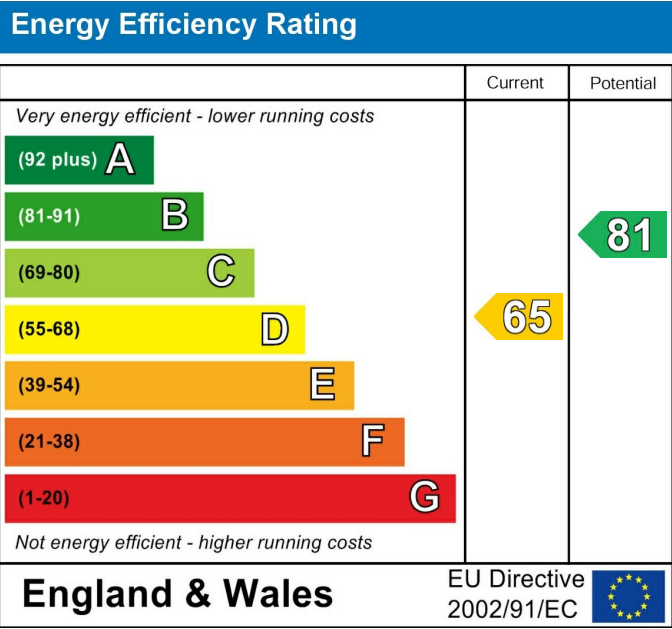
**Bedroom 1**  
9'5" x 13'11"

**Bedroom 2**  
11'1" x 11'5"

**Bedroom 3**  
6'11" x 8'7"

**Bathroom**  
6'0" x 8'9"

**Garage**  
7'11" x 16'3"



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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