









Occupying a highly sought after position along this desirable tree lined avenue which comprises of pre-war semi detached homes and bungalows, this wonderful bay window semi with generous mature gardens to the rear offers an excellent opportunity to those families searching for a home on this highly regarded area of Fulwell.

Available with no upward chain, the property has been extended at ground floor level and offers larger than average living accommodation over two floors. Comprising reception hall lounge, living room, dining room/breakfast room with open plan kitchen, three first floor bedrooms and a well proportioned bathroom. Benefiting from gas central heating and UPVC double glazing, the property has a mature garden to the front with a drive and spacious garage to the side and to the rear; delightful mature gardens with attractive lawns and established shrubs and trees.

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 is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Open Arch Portico

Glazed door to

Reception Hall

Featuring turned staircase and radiator, understairs storage cupboard, coved corning to ceiling.

Lounge (front) 13'6" x 11'8"



Into UPVC double glazed bay window overlooking front garden, single radiator, fireplace, coved corning to ceiling, wall lights to alcoves.

Living Room 15'8" x 10'8"



UPVC double glazed bay window overlooking generous rear gardens, single radiator, wall mounted gas fire, wall lights to alcoves, coved corning to ceiling.

Dining Room/ Breakfast Room 10'7" x 6'11"



Floor cupboards, single radiator, vinyl flooring, understairs storage cupboard with fitted shelving, open plan to

Kitchen 11'6" x 10'9"



Good selection of base and eye level units with marble

MAIN ROOMS AND DIMENSIONS

coloured working surfaces incorporating single drainer 1 1/2 bowl stainless steel sink unit which overlooks rear gardens, gas hob, overhead extractor hood, split level double electric oven, space and plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, UPVC double glazed window to rear. (Please note the grill and integrated microwave are no longer in working order).

First Floor Landing

UPVC double glazed window to side.

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.

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



Into UPVC double glazed window to front, built in wardrobes with overhead cupboards, single radiator, coved cornice to ceiling.

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.

Bathroom 8'11" x 6'3"



Low level WC, pedestal washbasin, panel bath and stand

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MAIN ROOMS AND DIMENSIONS

alone shower cubicle - coloured suite with tiled walls, vinyl flooring , UPVC double glazed oriel window to front, single radiator.

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 dining room.

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 additional there is a brick store, external cold water supply and external lighting.

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.

Tenure Unknown

We are unable to advise on the Tenure.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a

completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Sea Road Viewings

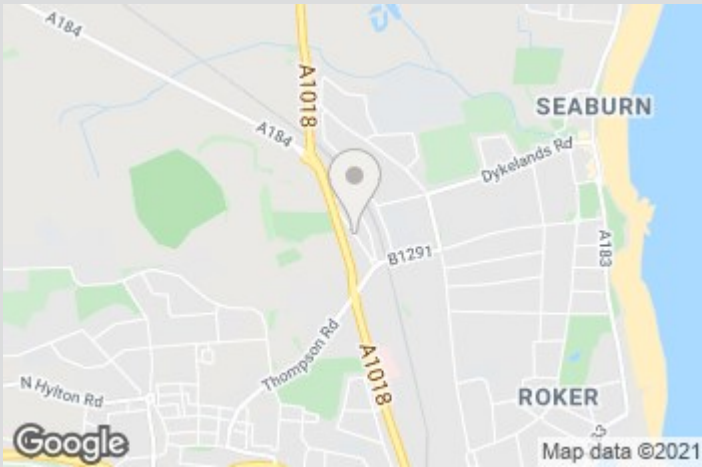
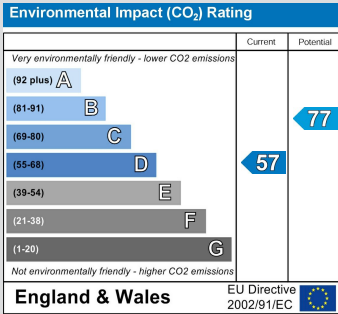
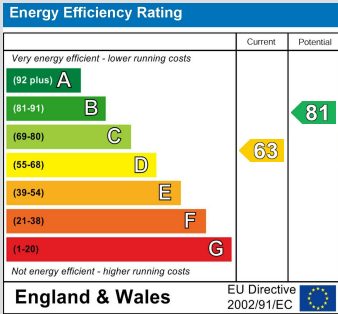
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

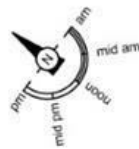
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Ground Floor
Approximate Floor Area
(55.18 sq.m)



First Floor
Approximate Floor Area
(44.83 sq.m)

31 Cairns Road