

Scruton Avenue  
Plains Farm  
Sunderland  
SR3 1SG



good life   
sales & lettings

# Scruton Avenue

£129,995

## INTRODUCTION

LARGER STYLE 3 DOUBLE BED MID LINK - SOUTH FACING LARGE REAR GARDEN PLOT - MODERN KITCHEN BEAUTIFUL BATHROOM - WELL PRESENTED - GENEROUS LIVING ROOM - DOWNTAIRS WC - FULL BATHROOM ON FIRST FLOOR - CLOSE TO EVERYTHING FOR COMMUTING - AMPLE ON STREET PARKING TO FRONT ...

## ENTRANCE HALL

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing. Door leading off to lounge.

## LOUNGE

Lovely size lounge as is typical in this particular style of home.

Laminate wood-effect flooring, front facing white uPVC double-glazed window, double radiator, understairs cupboard providing useful storage. Tiled hearth with electric socket suitable for accommodating a mock stove. Additional cupboard providing storage, recessed lights to ceiling. Door leading off to kitchen/dining room.

## DINING KITCHEN

Tiled flooring, radiator, 2 rear facing white uPVC double-glazed windows. Fitted kitchen with a range of wall and floor units in a soft finish with contrasting laminate wood-effect work surfaces, white sink with bowl and a half, single drainer and matching Monobloc tap, built in cupboard housing the combi boiler, integrated electric oven, 4 ring ceramic hob and feature extractor chimney with glass splash back. Space and plumbing for a washing machine and dryer and space for a tall fridge/freezer. Ample space for a dining table and chairs, door leading off to rear lobby.

## REAR LOBBY

Tiled flooring, GRP double-glazed external door leading out to rear patio and garden, door leading off to downstairs W.C.

## DOWNTAIRS WC

Tiled flooring, toilet with low level cistern, side facing white uPVC double-glazed window with privacy glass.

## FIRST FLOOR LANDING

Loft hatch, 4 doors leading off.

## BEDROOM 1

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

## BEDROOM 2

Also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

## BEDROOM 3

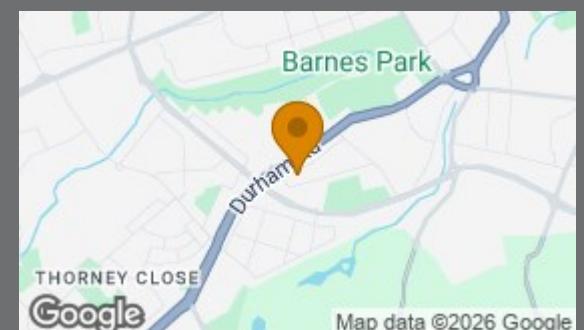
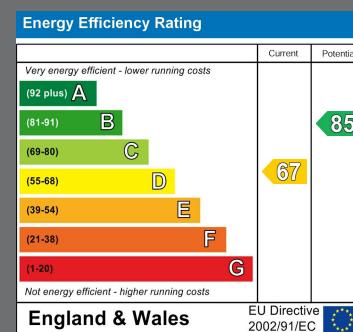
Also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window.



**Local Authority**  
Sunderland

**Council Tax Band**  
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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