

Scruton Avenue  
Plains Farm  
Sunderland  
SR3 1SG



# Scruton Avenue

£110,000

## INTRODUCTION

2 DOUBLE BEDROOMS - DRIVEWAY AND AMPLE PARKING - WELL PRESENTED INTERNALLY - REAR GARDEN - GOOD RESIDENTIAL LOCATION ...

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Porcelain marble-effect flooring, white uPVC double-glazed windows, partially-glazed door leading to entrance hall.

## ENTRANCE HALL

Continuation of porcelain marble-effect flooring, double radiator, carpeted stairs to first floor landing, under stairs cupboard containing gas meter, built-in cupboard containing electric fuse box and meter. Door leading off to dining kitchen.

## DINING KITCHEN

Continuation of the porcelain marble-effect flooring, double radiator, front facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a white finish with complementary laminate work surface. Stainless steel sink with single bowl, single drainer and Monobloc tap. space and plumbing for a washing machine, electric oven with 4 ring ceramic hob, space for a double fridge/freezer also built into unit. Double doors leading off into lounge.

## LOUNGE

Continuation of the porcelain marble effect flooring, double radiator, white uPVC double-glazed window facing out to the rear garden, built in cupboard providing some storage. Tv aerial point and telephone point, door leading off to rear lobby.

## REAR LOBBY

Continuation of the porcelain marble-effect flooring, door leading off to WC, door leading off to rear porch.

## W C

Continuation of the porcelain marble-effect flooring, toilet with low level cistern, side facing white uPVC double-glazed window with privacy glass.

## REAR PORCH

Continuation of the porcelain marble-effect flooring, 3 white uPVC double-glazed windows, side and rear facing. UPVC door leading out to rear garden.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

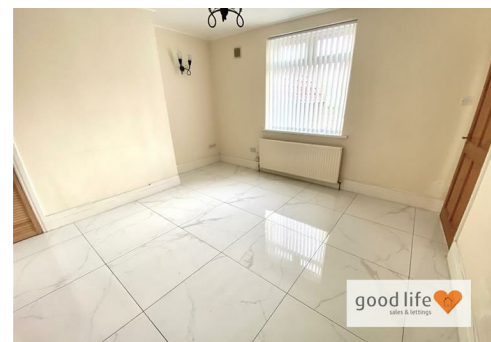
## BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard housing modern Combi boiler. Fitted wardrobes with sliding mirrored doors providing additional cupboard space.

## BEDROOM 2

Measurements taken at widest points

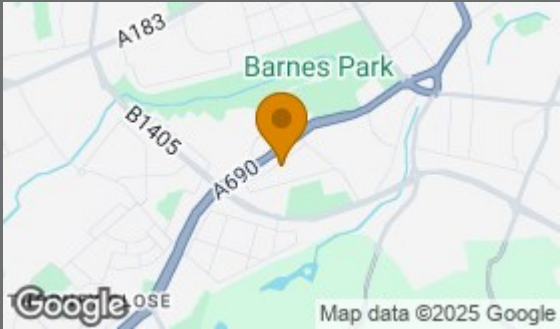
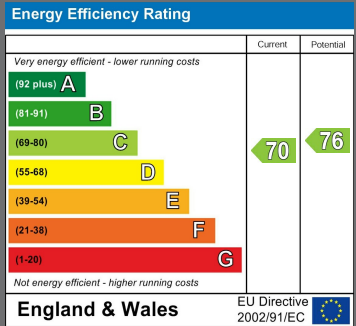
This is also a double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window.



Local Authority

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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