

Scruton Avenue  
Plains Farm  
Sunderland  
SR3 1SG



# Scruton Avenue

£115,000

## INTRODUCTION

SUPERB 3 BEDROOM MID LINK HOME - BEAUTIFUL MODERN INTERIOR

- LOG BURNER - IMPRESSIVE DESIGNER DINING/KITCHEN TO REAR
- LARGE REAR GARDEN PLOT WITH EXTENSIVE PATIO AND LAWN
- BATHROOM WITH SEPARATE BATH AND SHOWER ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, vertical column radiator, carpeted stairs to first floor landing. Door leading off to lounge.

## LOUNGE

Carpet flooring, radiator, front facing white uPVC double-glazed bow window, log burning stove with tiled hearth, under stairs cupboard providing additional storage. Door leading off to dining kitchen.

## DINING KITCHEN

Fabulous space stretching the full width to the rear. The dining kitchen has been completely renovated to create a high-quality kitchen/dining space, comprising of vinyl flooring, 2 flat panel designer radiators, quality fitted kitchen with a range of wall and floor units in a light grey high gloss finish with contrasting laminate work surface. Space and plumbing for a washing machine and dryer, granite style sink with single bowl, single drainer and matching Monobloc tap, 4 ring ceramic hob with designer style extractor. Integrated electric oven with integrated microwave above, integrated double fridge/freezer, further built-in cupboard providing storage and ample space for dining table and chairs. 2 rear facing white uPVC double-glazed windows, white uPVC double-glazed patio doors also rear facing leading out to the block paved patio.

## FIRST FLOOR LANDING

Radiator concealed behind cover, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## MASTER BEDROOM

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

## BEDROOM 2

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

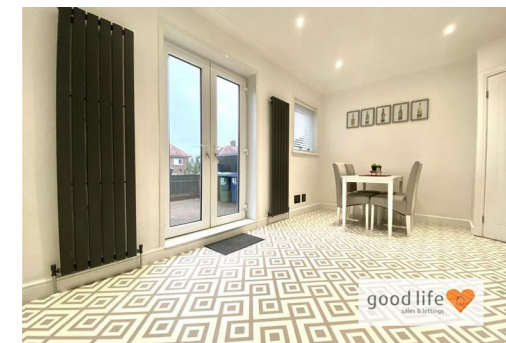
## BEDROOM 3

Also large enough to accommodate a double bed or a very comfortable single.  
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

Local Authority

Council Tax Band A

EPC Rating



## Contact

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