



Augusta Terrace, Whitburn, Sunderland, SR6

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Asking Price £280,000

Situated in the highly sought-after coastal village of Whitburn, this attractive three-bedroom semi-detached home on Augusta Terrace offers spacious and versatile accommodation is an excellent choice for families and those seeking a home close to the seafront.

The property has a stylish and contemporary living environment throughout. Upon entering, you are welcomed into a bright and inviting reception room, providing the perfect space to relax and unwind, with an open through fireplace. To the rear of the property, the impressive open-plan kitchen and dining area forms the heart of the home, offering ample space for everyday family life as well as entertaining. An additional reception area adds further flexibility and could be used as a family room, playroom, home office or snug, depending on individual requirements.

The ground floor is further enhanced by a practical utility room, providing additional storage and laundry space, helping to keep the main living areas clutter-free and organised.

To the first floor, there are three bedrooms, master ensuite along with a modern family bathroom, offering comfortable accommodation for growing families.

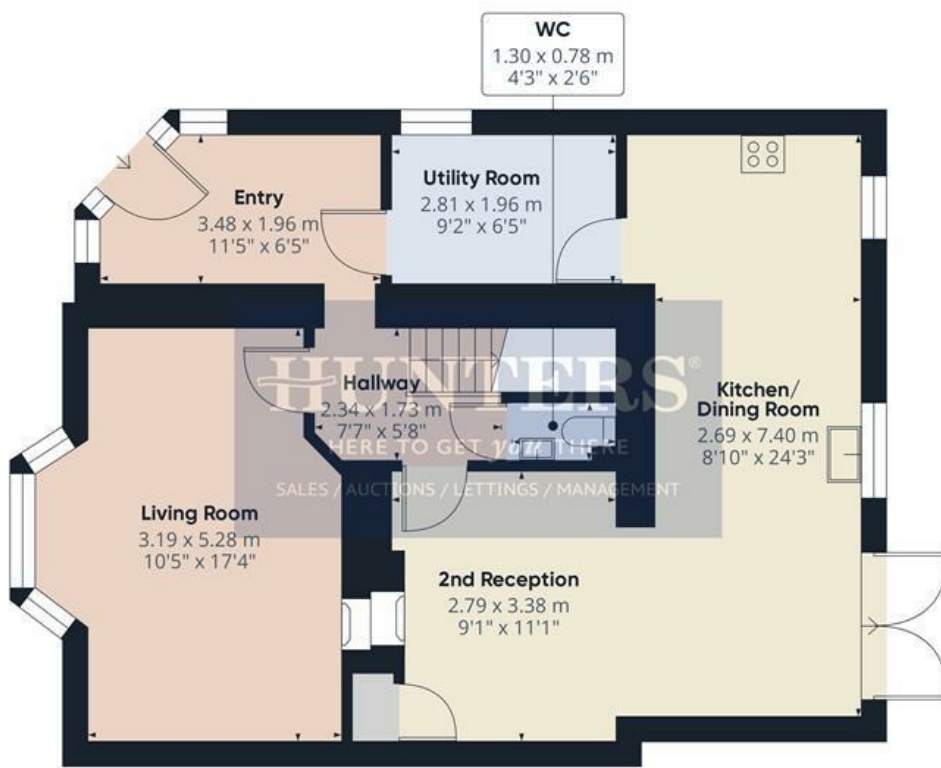
Externally, the property features a recently renovated rear garden designed for both enjoyment and ease of maintenance. The outdoor space provides an ideal setting for summer gatherings, or simply enjoying the warmer months in a private and attractive environment.

To the front, there is a driveway, adding further convenience.

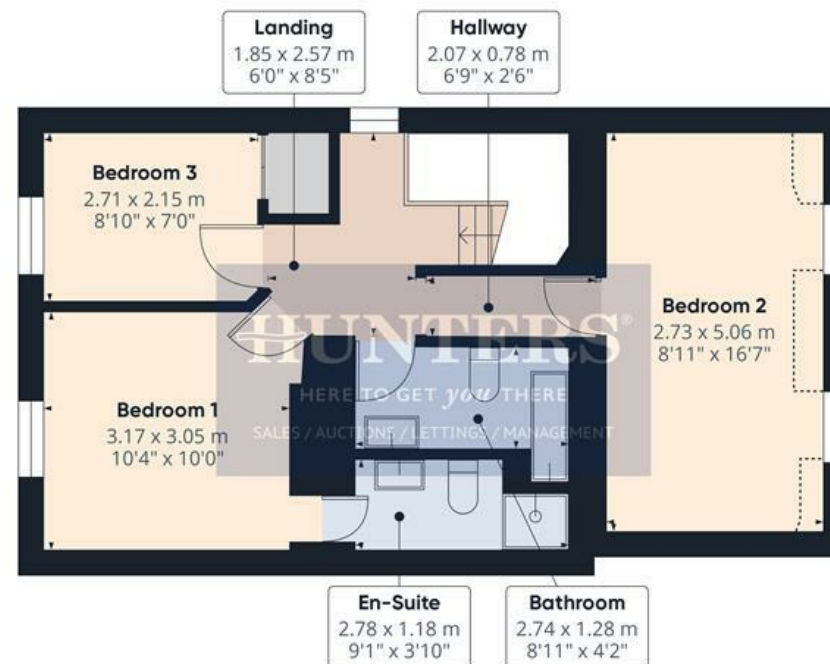
Augusta Terrace enjoys an enviable position within Whitburn, a popular coastal village known for its stunning coastline, scenic walks and excellent local amenities. The beautiful beaches, village shops, cafés, highly regarded schools and transport links are all within easy reach, making this an exceptional location for families and commuters alike.

Early viewing is highly recommended to fully appreciate the space and location this fantastic home has to offer.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

109.9 m²

1183 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Living Room

10'5" x 17'4"

This inviting living room features a bright and airy atmosphere, enhanced by a large bay window that fills the space with natural light. The flooring is a warm, wood-effect finish, complementing the crisp white walls. The room comfortably accommodates a pair of sofas and a central ottoman, creating a welcoming space for relaxation and entertaining. An open through fireplace adds character and charm, becoming a subtle focal point without overwhelming the room.

Kitchen/Dining Room

8'10" x 24'3"

Flowing seamlessly from the living space, this generous kitchen and dining room is fitted with a tasteful range of shaker-style cabinetry in a soft neutral shade. The room is well-lit by multiple windows, including French doors that open out onto the rear garden, inviting plenty of daylight inside. Contrasting dark granite countertops and slate-effect tiled flooring provide a modern edge, while a freestanding range cooker offer practical cooking facilities. The dining area comfortably fits a table and chairs, ideal for family meals or entertaining guests.

Utility Room

9'2" x 6'5"

Conveniently positioned just off the entry, and accessed also through the kitchen, this utility room is fitted with practical work surfaces and space for appliances including a washing machine and dryer. It features tiled flooring consistent with the kitchen area and benefits from natural light through a window, making it a functional space for household chores.

WC

4'3" x 2'6"

A compact yet well-appointed cloakroom with white sanitary ware, including a close-coupled WC and a small wash basin. The room is finished with light walls and includes practical shelving above the toilet, tucked neatly beneath the staircase for efficient use of space.

Entry

11'5" x 6'5"

The entrance hall welcomes you into the property with natural light pouring in through the front door and bay window. The space offers slate-effect tiled flooring that is easy to maintain

and a neutral palette that creates a fresh and airy feel. A radiator and coat space provide practical touches, making this a functional and inviting first impression.

Hallway 1

7'7" x 5'8"

The hallway leads through the ground floor, featuring wood-effect flooring that ties together the living spaces. It provides access to the living room, utility room, kitchen/dining room, and cloakroom, with neutral walls and a bright atmosphere flowing throughout.

2nd Reception

9'1" x 11'1"

This second reception area is an adaptable space adjoining the kitchen/dining room, offering a cosy spot for informal seating or dining. It enjoys plenty of natural light from adjoining windows and French doors leading to the garden, with wood-effect flooring providing continuity with the rest of the ground floor living areas.

Landing

6'0" x 8'5"

At the top of the stairs, the landing provides a bright and spacious area connecting the bedrooms and bathrooms. It features light carpeting, fresh white walls, and wooden balustrades, creating a calm and neutral backdrop for the upper floor, and access to the loft via a hatch and ladder.

Bedroom 1

10'4" x 10'0"

This bedroom offers a calm and restful retreat with soft carpeting and neutral tones. A large window provides ample natural light, and the room is furnished with a double bed, a bedside table, and space for additional furniture. Its practical layout makes it a comfortable main bedroom.

En-Suite

9'1" x 3'10"

The en-suite bathroom connected to Bedroom 1 is fitted with a modern shower cubicle, a WC, and a wash basin set in a practical white vanity unit. Light tiling adds a clean, crisp look, complementing the fresh white walls and chrome fittings.

Bedroom 2

8'11" x 16'7"

This spacious bedroom benefits from sloping ceilings and skylights, providing plenty of natural light and a unique

character. The neutral carpeting and walls create a calm space, with space for large wardrobes. This room is perfect for a versatile guest room, bedroom or home office.

Bedroom 3

8'10" x 7'0"

A smaller bedroom, ideal for a child's room or guest room, featuring a single bed, a chest of drawers, and shelving for toys or books. The room is carpeted and decorated in light tones, with a window letting in natural light.

Bathroom

8'11" x 4'2"

The main bathroom features a bath with a shower over, a pedestal wash basin, and a WC. The neutral décor includes light tiling around the bath and a heated towel rail, creating a practical and comfortable family bathroom.

Rear Garden

The rear garden is a well-maintained outdoor space combining a paved patio area and an artificial lawn, making it low maintenance and ideal for both relaxation and play. It is fully enclosed with wooden fencing for privacy, and includes seating areas as well as space for children's play equipment, creating a welcoming family-friendly environment.

Energy Efficiency Rating

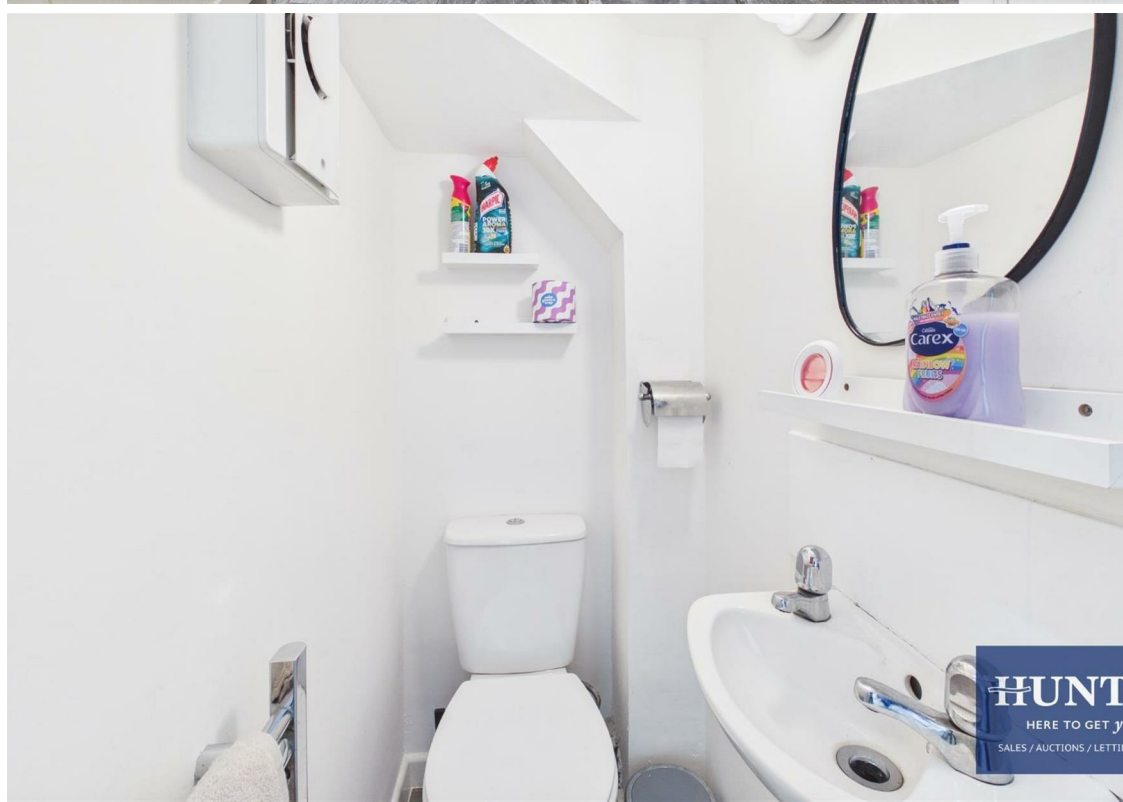
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(29-38) F		
(1-20) G		

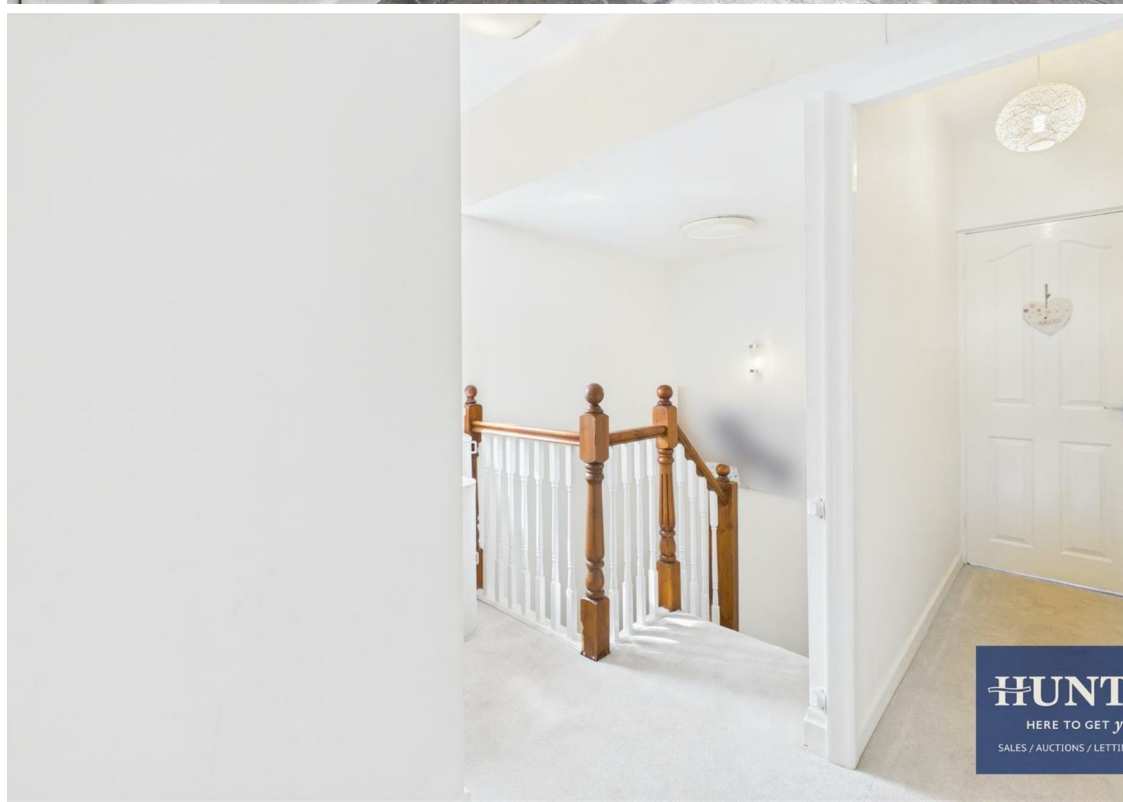
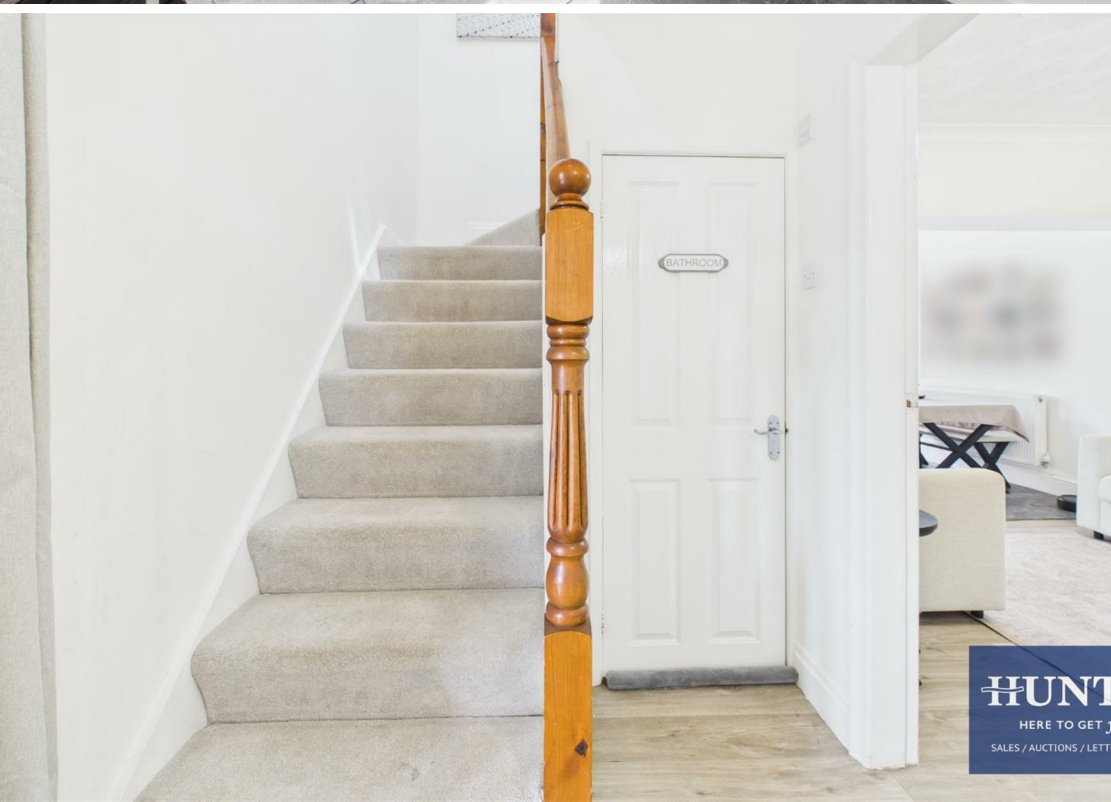
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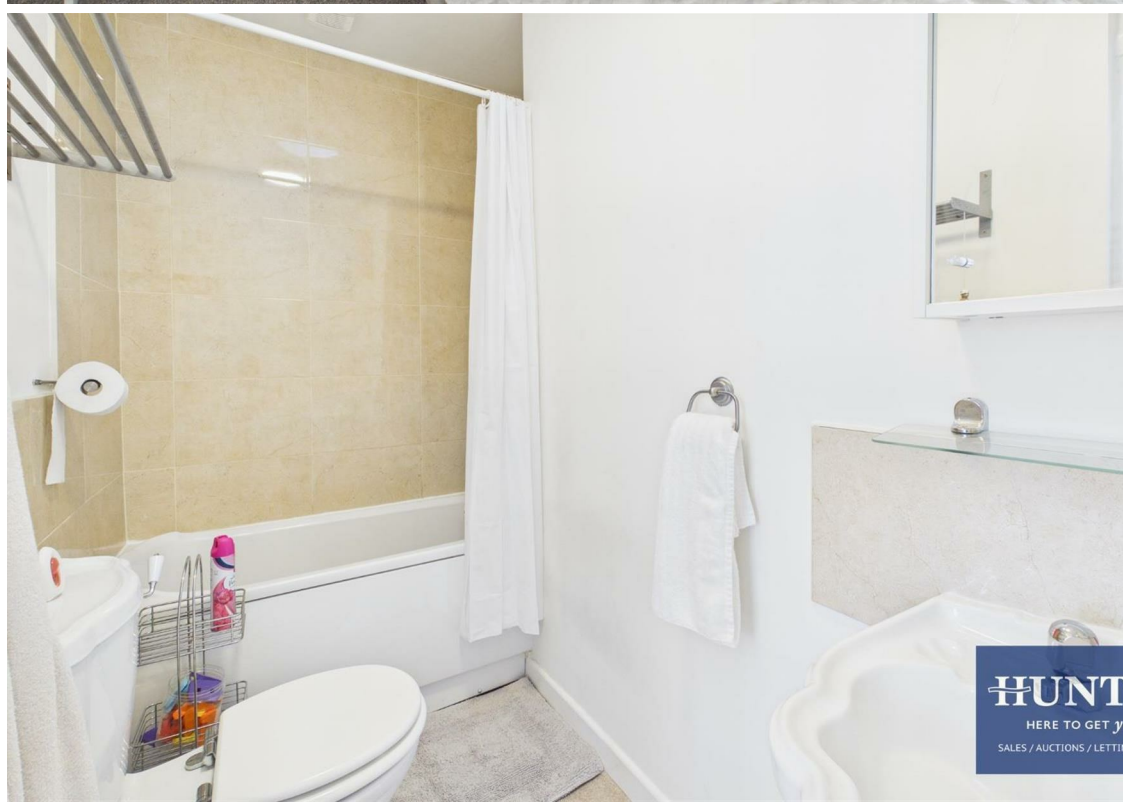
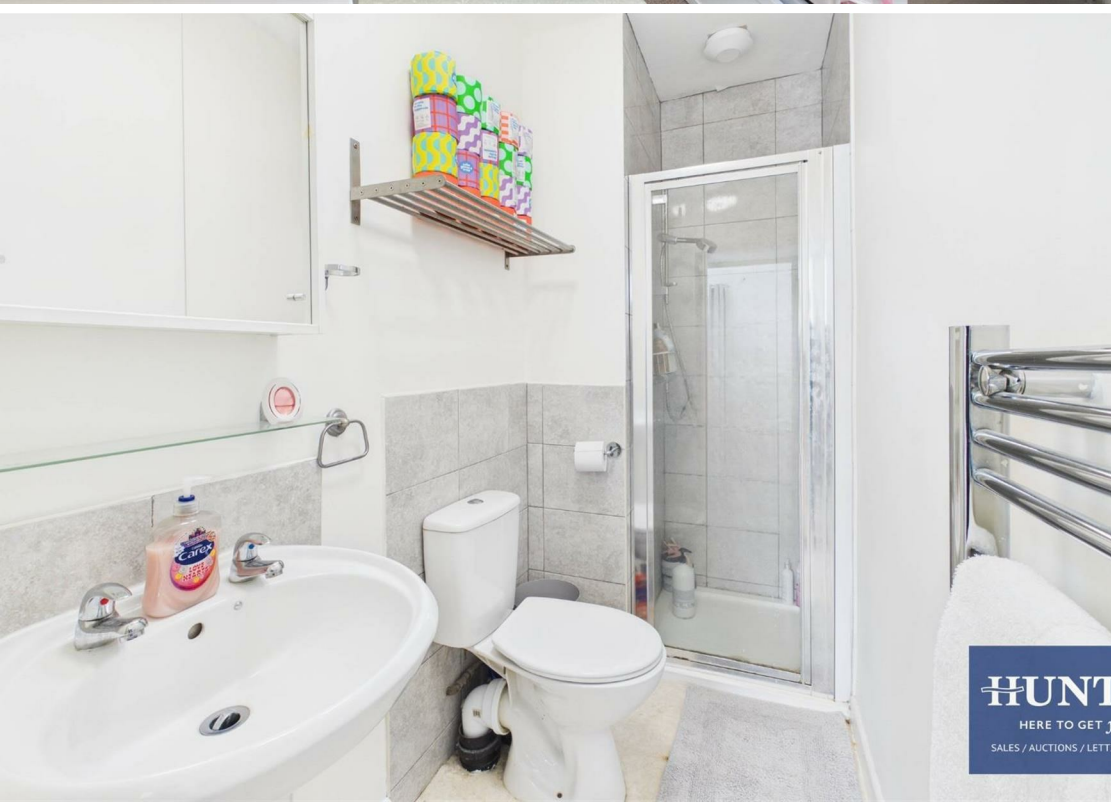
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