



Augusta Terrace, Whitburn, SR6

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Augusta Terrace, Whitburn, SR6

Asking Price £249,950

* 3 BEDROOM * SEMI DETACHED * LARGE DRIVEWAY * GARDEN * GARAGE * SR6 * COUNCIL TAX BAND B * EPC RATING D *

This well-presented three-bedroom semi-detached home is located in a sought-after residential area of Sunderland, offering a practical layout, modern features, and convenient access to local amenities and the coastline.

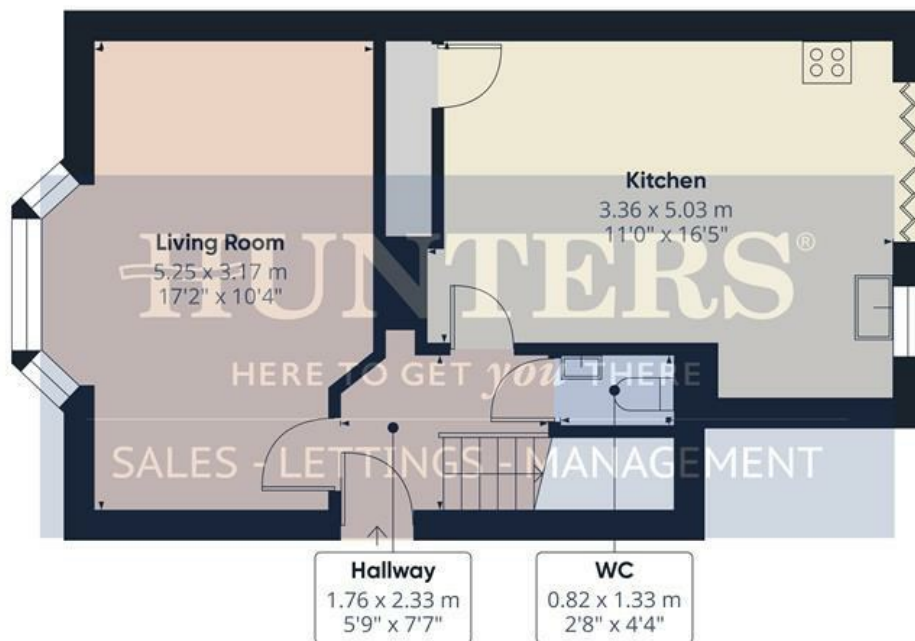
The ground floor features a bright and spacious reception room with large windows, a contemporary media wall, and a stylish inset fireplace. To the rear, a modern extended kitchen is thoughtfully designed with granite worktops, integrated fridge, freezer, and dishwasher, and benefits from dual Velux windows that flood the space with natural light. There is ample room for both dining and breakfast areas, with bi-fold doors opening directly onto the rear garden, creating an ideal space for entertaining.

Upstairs, the property offers a generous master bedroom, along with a second single bedroom. The third bedroom is currently utilised as a dressing room, complete with fitted wardrobes, but could easily be converted back into a bedroom if required. The family bathroom includes a shower enclosure, heated towel rail, and built-in storage for added convenience. A separate utility cupboard on the first floor houses a stacked washer and dryer, providing practical laundry space.

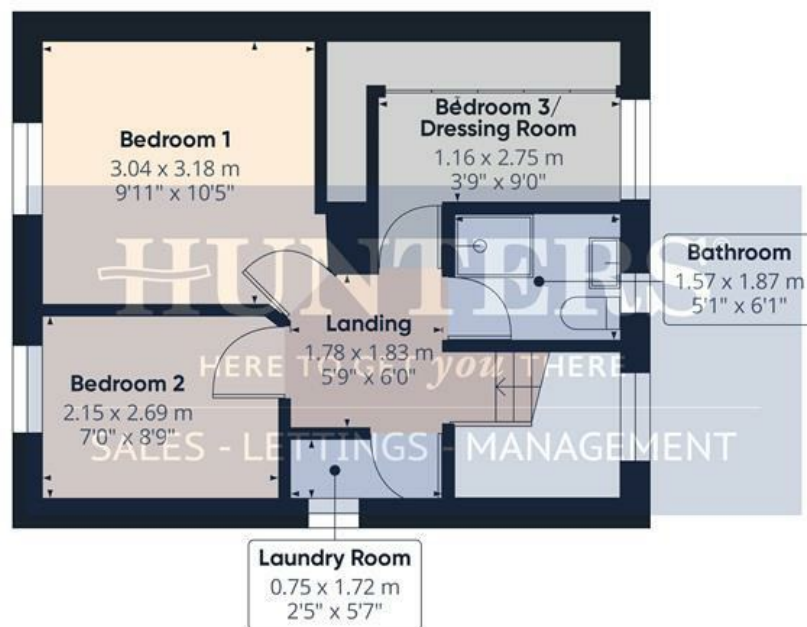
Externally, the property boasts a driveway to the front providing off-street parking for up to three vehicles, in addition to a garage, and benefits from sea views to the front aspect. The rear garden is a pleasant mix of paving and lawn, featuring a seating area and pergola, ideal for outdoor relaxation.

The location offers easy access to Sunderland's coastline, as well as nearby parks and green spaces, making it ideal for outdoor activities. A selection of local schools are within reach, making the property well-suited to families.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

90.1 m²

968 ft²

(1) Excluding balconies and terraces

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

Hallway

5'9" x 7'7"

Living Room

17'2" x 10'4"

Kitchen

11'0" x 16'6"

WC

2'8" x 4'4"

Landing

5'10" x 6'0"

Bedroom 1

9'11" x 10'5"

Bedroom 2

7'0" x 8'9"

Bedroom 3/Dressing Room

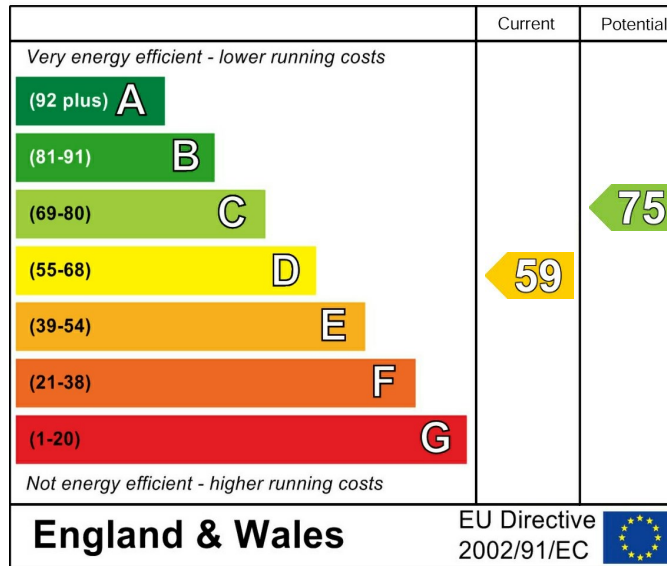
3'9" x 9'0"

Bathroom

5'1" x 6'1"

Laundry Room

2'5" x 5'7"

Energy Efficiency Rating

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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