



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.

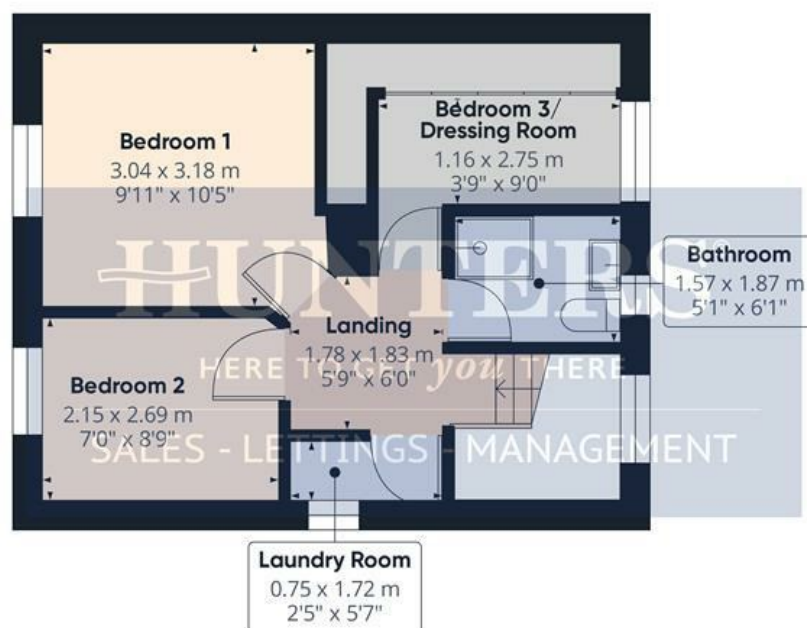
Externally, the property boasts a driveway to the front providing off-street parking for up to three vehicles, in addition to a garage, and benefits from sea views to the front aspect. The rear garden is a pleasant mix of paving and lawn, featuring a seating area and pergola, ideal for outdoor relaxation.

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.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



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"

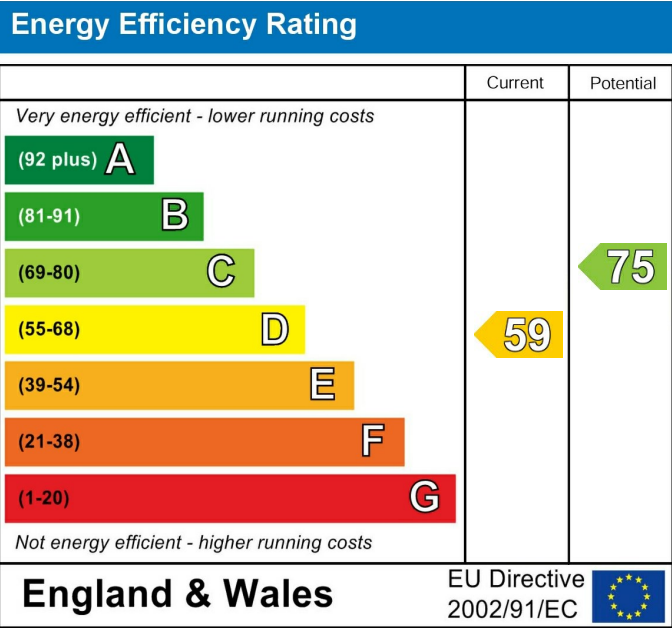
Bedroom 1
9'11" x 10'5"

Bedroom 2
7'0" x 8'9"

Bedroom 3/Dressing Room
3'9" x 9'0"

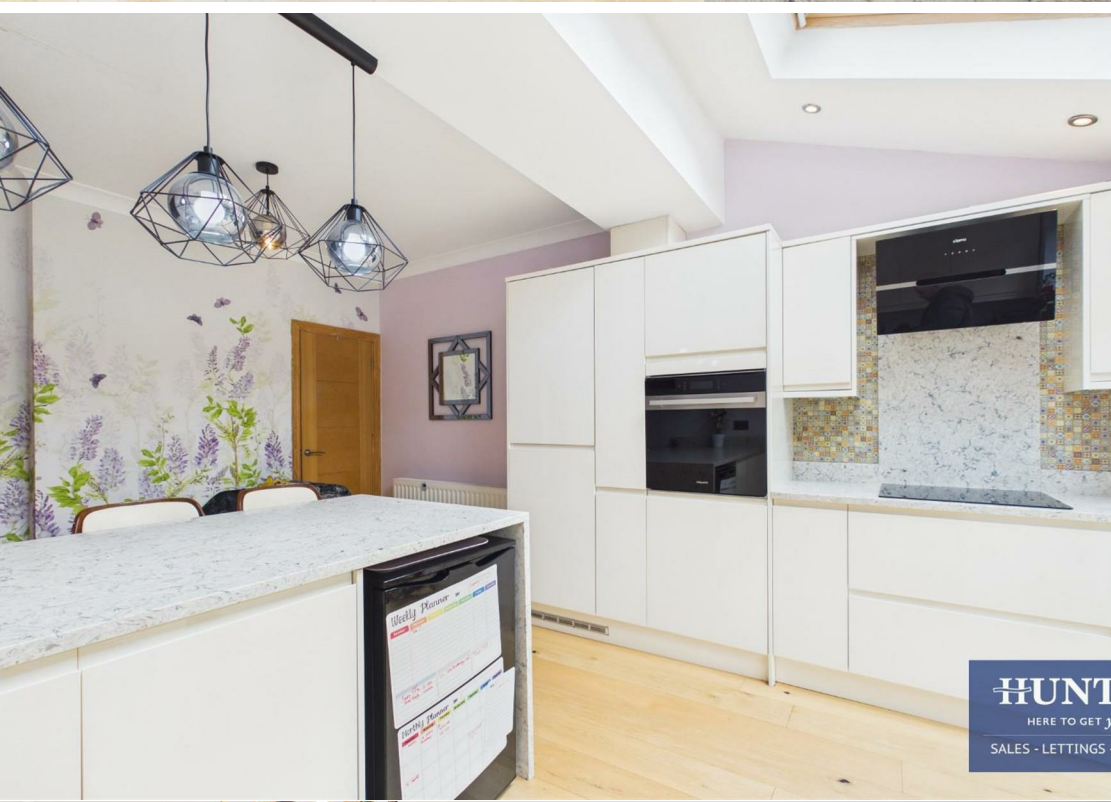
Bathroom
5'1" x 6'1"

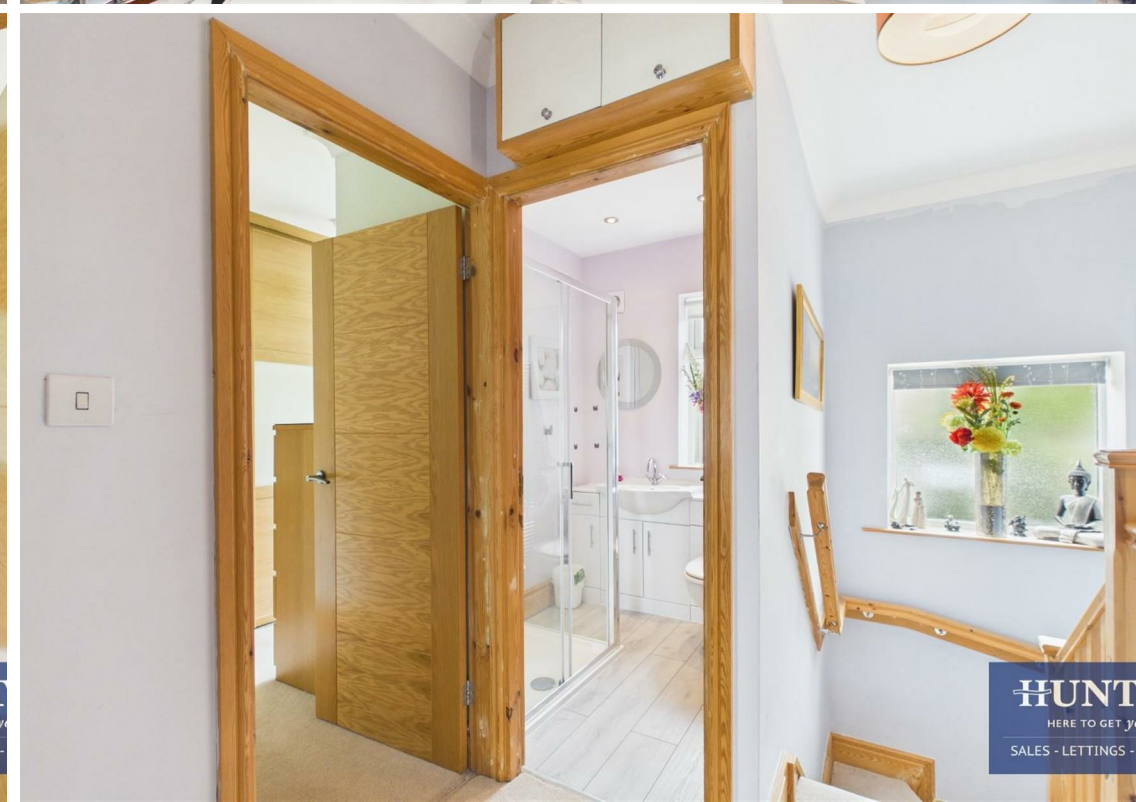
Laundry Room
2'5" x 5'7"

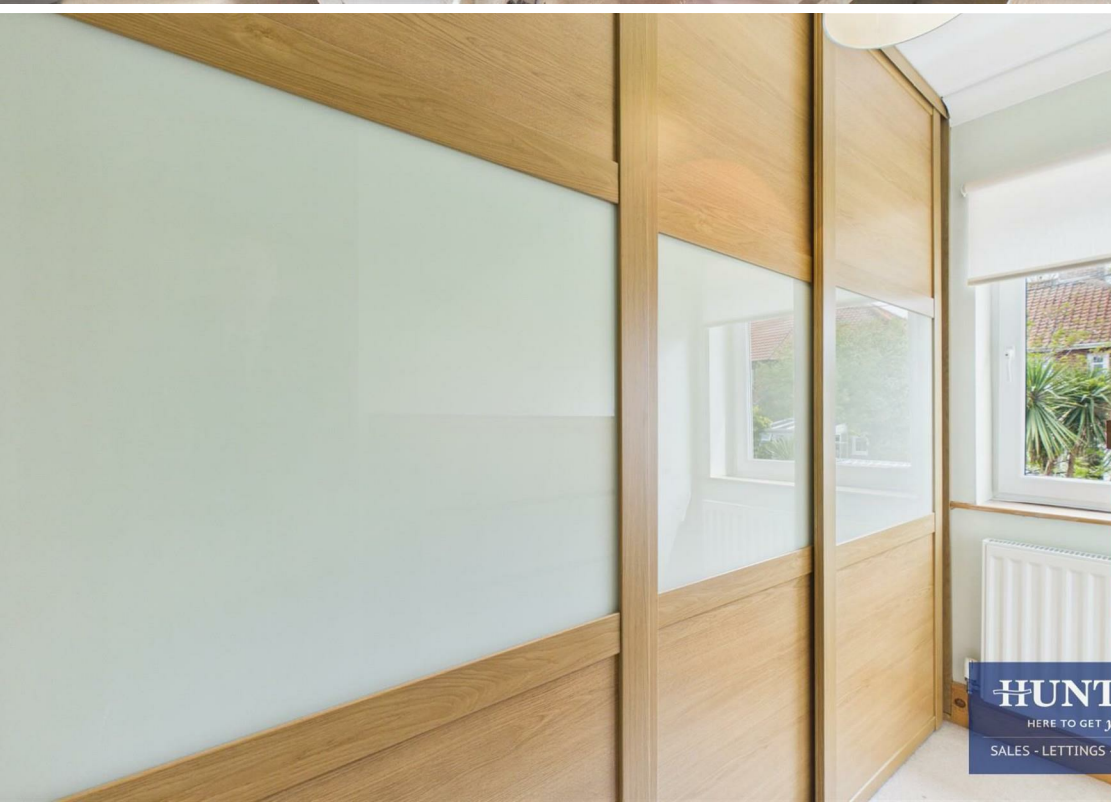


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