



Augusta Terrace, Whitburn, Sunderland, Tyne & Wear, SR6 7ET

£260,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * THREE BEDROOM SEMI * LARGE LIVING AREAS * UTILITY * CLOSE TO COAST AND AMENITIES * DRIVEWAY AND GARDENS * COUNCIL TAX BAND - B * EPC - TBC *

Hunters are delighted to welcome to the market this traditional semi detached home, pleasantly situated on Augusta Terrace Whitburn.

Within short walking distance of Whitburn Village which offers a mix of amenities, a stunning coastline, excellent schools and well-connected transport links.

Set back from the road with a generous driveway and gardens it is internally spacious throughout.

Well presented and modernised to a wonderful standard this property is a much loved family home full of charm.

Briefly comprising of :

Entrance Porch

Hallway

Living Room

Dining / Living Space

Kitchen

Utility

Three bedrooms - Master with en-suite

Bathroom

Boarded Loft space.

Gardens front and rear / Driveway.

Viewing is highly recommended to appreciate the quality of the property.







Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Approximate total area⁽¹⁾

1208.87 ft²
 112.31 m²

Reduced headroom

11.25 ft²
 1.05 m²

Excluding balconies and terraces

(1) Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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.