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Garden Lane, Cleadon, Sunderland, SR6

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Asking Price £295,000

Located on the popular Garden Lane in Sunderland, this well-presented three-bedroom home offers spacious and practical accommodation that will appeal to a range of buyers.

The property has a large garden to the front with terrace/decked area ideal for relaxing or entertaining. There is an entry porch leading to a welcoming hallway and through to a bright and comfortable reception room with patio doors with easy access to the terrace, providing plenty of space for everyday living and entertaining. The layout is both functional and versatile, creating a home that is easy to adapt to modern family life.

To the first floor, there are three bedrooms, offering ample space for bedroom furniture, storage and home working if required. The family bathroom is fitted with a suite designed to cater for the needs of a busy household.

Garden Lane is well placed for access to a range of local amenities, including shops, schools and transport links, making it a convenient location for commuters and families alike. Sunderland city centre is within easy reach, along with a variety of leisure facilities, parks and coastal attractions.

Offering generous versatile accommodation in a convenient residential location, this property presents an excellent opportunity for anyone looking for a home they can move straight into while still having the potential to make it their own.

Viewing is highly recommended to appreciate the space and potential on offer.

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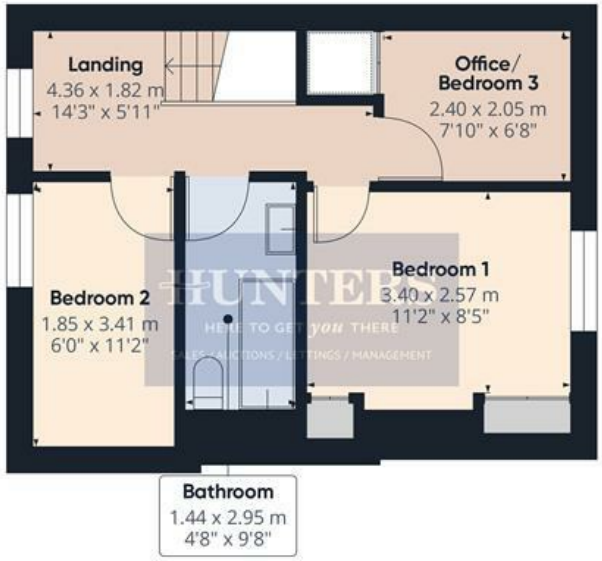
Floor 0



Floor 1

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Approximate total area(1)

79.9 m²

860 ft²

Balconies and terraces

18.2 m²

196 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.

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Living Room
14'0" x 13'10"
The living room is a spacious and inviting area with a classic fireplace as its focal point, surrounded by built-in shelves that add both character and storage. Large French doors open to the garden, flooding the room with natural light and providing easy access to outdoor space. The decor is modern yet warm, with light walls contrasting against darker flooring, creating a comfortable and elegant living space.

Kitchen
7'8" x 17'5"
The kitchen is beautifully designed with a bright and airy feel, featuring white cabinetry and light work surfaces complemented by a tiled backsplash in natural tones. It includes a distinctive red range oven, integrated appliances, and ample storage space. The wooden flooring extends through to the adjoining dining area, enhancing the flow of the open-plan layout. Large windows above the sink ensure plenty of natural light, making it a welcoming space for cooking and socialising.

Dining Room
13'8" x 7'9"
The dining room is a bright, elongated space featuring a skylight that brings in a flood of extra daylight. This room comfortably fits a large wooden dining table with seating for six and flows seamlessly into the kitchen and living areas. The neutral décor and wooden flooring create a light and airy atmosphere, ideal for family meals and entertaining guests.

Bathroom
4'8" x 9'8"
This bathroom features a modern design with large, glossy tiles in neutral shades, creating a fresh and clean look. It includes a white vanity unit with a basin, a bath with a glass shower screen, and a toilet. The space feels light and uncluttered, with a touch of contemporary style.

WC
3'3" x 4'6"
The WC is compact and modern, featuring a patterned wallpaper and a pedestal basin. It is conveniently located next to the dining room for easy access.

Hallway
7'4" x 3'0"
The hallway is narrow and bright, featuring striped carpeting and neutral walls. It leads to the staircase, which is similarly decorated and well-lit by natural light, creating a welcoming entrance to the upper floor.

Landing
14'3" x 5'11"
The landing at the top of the stairs is well-lit, with striped carpeting and neutral walls. It connects the bedrooms and bathroom, providing a bright transitional area with a window that allows natural light to filter through.

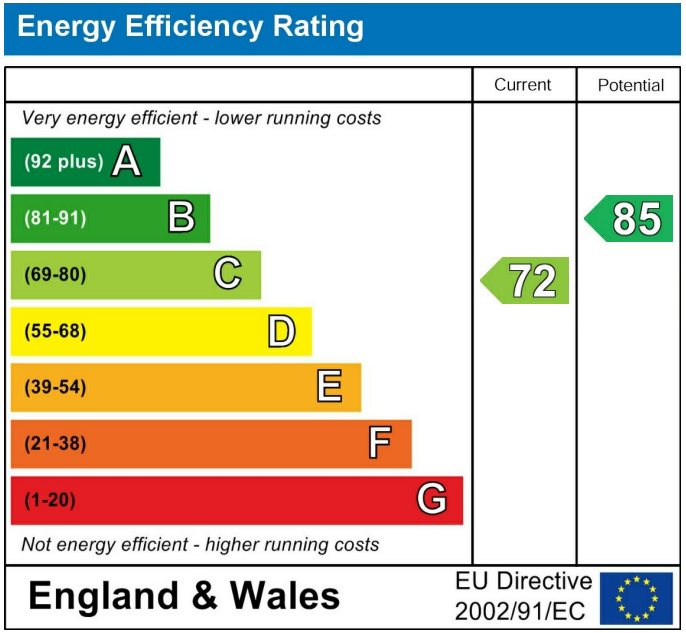
Bedroom 1
11'2" x 8'5"
Bedroom 1 is a comfortable double room with a large window overlooking the garden, filling the space with natural light. The room is decorated in soft, neutral colours with simple furnishings that create a peaceful and restful atmosphere. It has two built in wardrobes for storage.

Bedroom 2
6'0" x 11'2"
Bedroom 2 is a smaller room, ideal as a single bedroom or guest room, featuring a window for natural light and simple furnishings. The neutral decor with a patterned feature wall adds character while keeping the room light and airy.

Office / Bedroom 3
7'10" x 6'8"
The office/bedroom 3 is a versatile room with a sloped ceiling and a skylight window, providing plenty of natural light. It is furnished with a desk and storage, making it ideal as a home office or a small third bedroom.

Front Garden
The front garden is a beautifully maintained outdoor space with a long lawn bordered by neatly trimmed hedges. A path leads through the garden, which features mature plants and shrubs, creating a private and tranquil environment. The garden includes a raised decking area directly outside the house, perfect for outdoor seating and entertaining. There is also a shed at the bottom of the garden with an additional wooden decking area creating a comfortable seating area away from the house.

Rear Yard
The rear yard offers outdoor storage space with gated access to the property.



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