





With no onward chain! This four bedroom semi-detached family home is ideally located on Lartington Gardens, South Gosforth. Lartington Gardens, placed close to outstanding local schooling also provides easy access the local shops, amenities, transport links and Jesmond Dene which are all only a short walk away.

The accommodation briefly comprises: entrance hall with stairs to first floor and under-stairs WC; sitting room with walk in bay, open to dining room with spot lighting, open further to kitchen with a range of fitted units, work surfaces, spot lighting, dual windows, dual sky lights and side door access to the rear garden; utility room; integral garage measuring close to 19ft in length. The first floor landing with storage cupboard gives access to; four bedrooms, bedrooms one and two both measuring 13ft and bedroom one with an en-suite shower room; family bathroom complete with three piece suite.

Externally, a block paved front driveway providing off-street parking, leading on to the garage providing further off-street parking and storage. To the rear, a generous low maintenance garden laid mainly to block paving with a gravelled area, fenced boundaries and a green outlook. With no onward chain, early viewings are advised!

Semi-Detached Family Home | 1,504 Sq ft (139.7m<sup>2</sup>) | Four Bedrooms | Sitting Room | Dining Room | Kitchen | Utility Room | Downstairs WC | Family Bathroom & En-Suite Shower Room | Front Driveway & Garage | Enclosed Block Paved Rear Garden | GCH | Great Location | No Onward Chain | Freehold | Council Tax Band D | EPC: C

**Offers Over £450,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

