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LARTINGTON GARDENS, GOSFORTH, NE3

Offers Over £525,000

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RARE TO THE MARKET | EXTENDED FAMILY HOME | FOUR BEDROOMS
Brunton Residential are delighted to present for sale this fantastic four-bedroom home located on Lartington Gardens in Gosforth, Newcastle upon Tyne, with en suite shower room, ground floor WC and extension to the rear.

For more information and to book a viewing please call our team on 0191 236 8347.

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Situated on Lartington Gardens this simply stunning family home briefly comprises; entrance hallway with ground floor WC, open plan lounge diner kitchen area spanning the depth of the property with walk in bay, access onto the rear garden and Velux windows allow light to pour in as well as a utility space and garage.

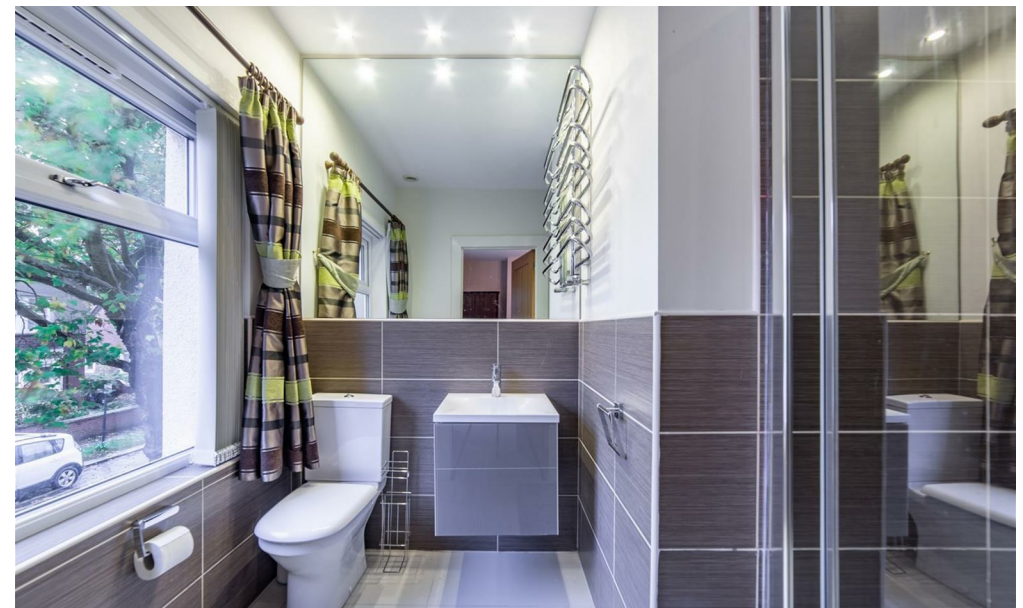
Off the landing to the first floor there are four well proportioned bedrooms, bedroom one with en suite shower room, and the family three piece bathroom with shower over the bath.

Externally, the property features a beautifully paved rear area, ideal for entertaining. This low-maintenance space provides a perfect setting for gatherings with family and friends or simply enjoying a quiet evening outdoors. Situated in the sought-after Lartington Gardens, this home enjoys a tranquil neighbourhood while remaining conveniently close to local shops, schools, and transport links, ensuring that everything you need is just a stone's throw away.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band D



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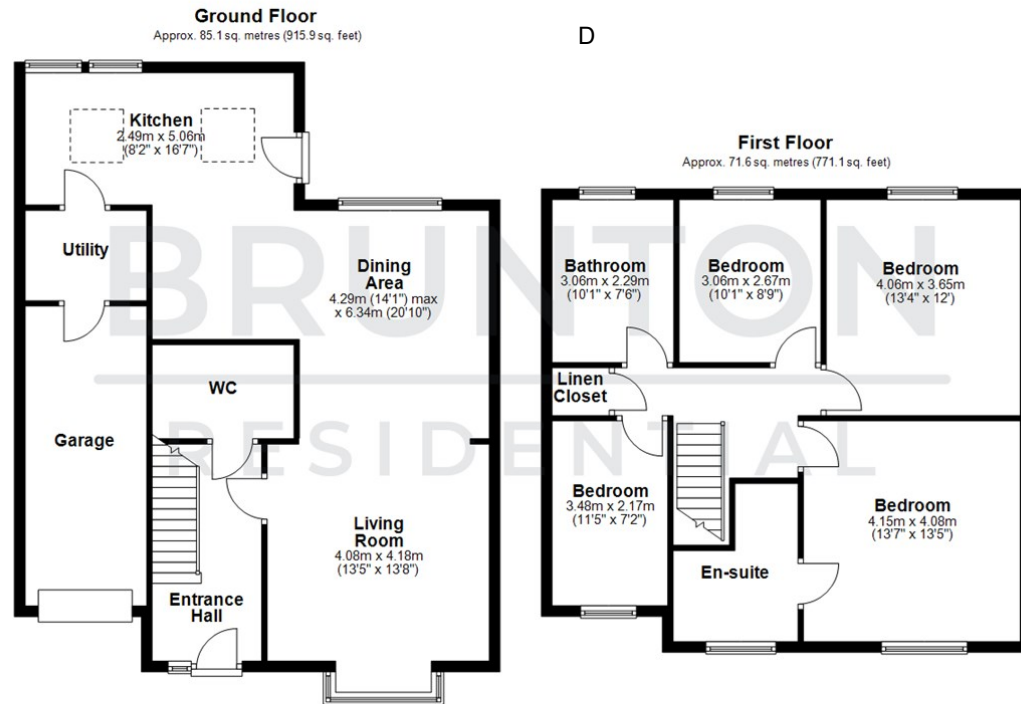
TENURE : Freehold

LOCAL AUTHORITY :

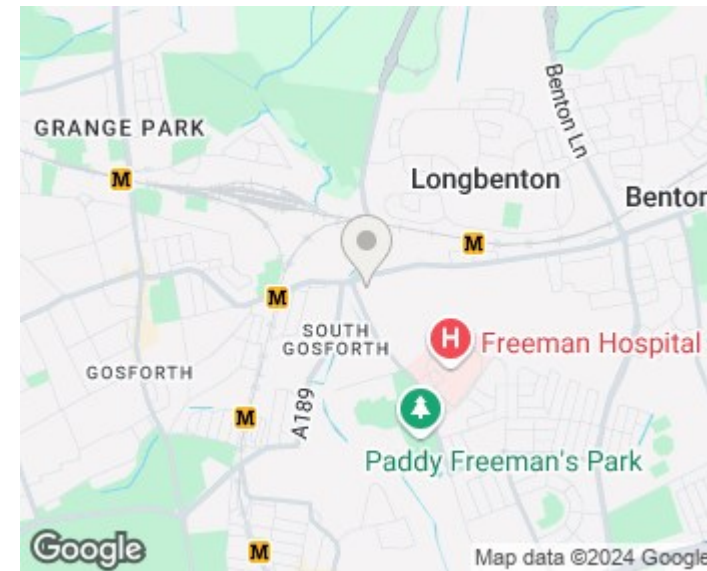
COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :



D



Total area: approx. 156.7 sq. metres (1687.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	