

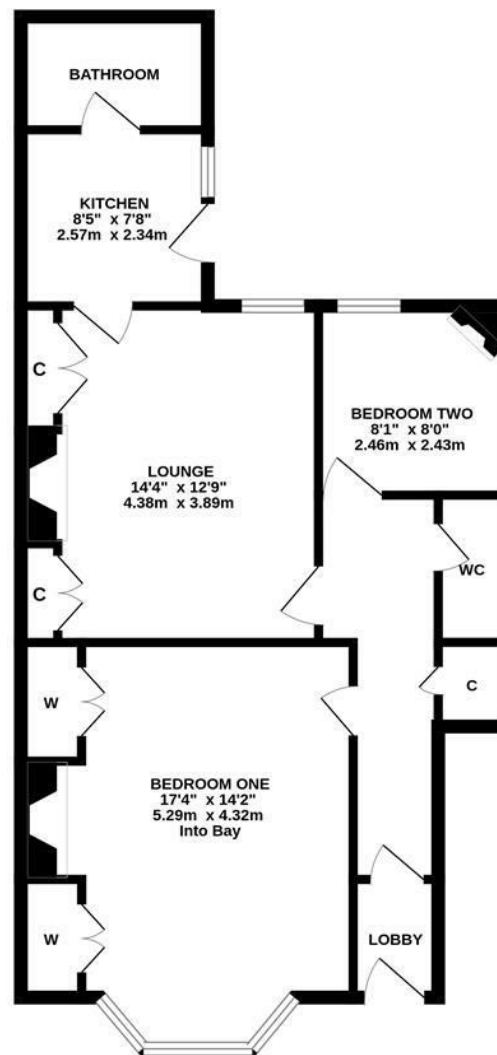


**STYLISH TWO BEDROOM FLAT WITH A SOUTH FACING YARD & NO ONWARD CHAIN!** This well presented, two bedroom lower 'Tyneside' flat is ideally located on Fairfield Road Jesmond. Fairfield Road is ideally placed directly opposite West Jesmond Metro Station and is a stones throw from the shops, restaurants and café's of Brentwood Avenue and Acorn Road, as well as the nightlife of Osborne Road.

The accommodation briefly comprises: entrance lobby through to entrance hall with storage cupboard; WC; lounge with feature fireplace with alcove storage; kitchen with fitted units, work surfaces, some integrated appliances, spot lighting and side door access to the rear yard; bathroom complete with three piece suite and spot lighting; two bedrooms, bedroom one measuring 17ft with walk in bay, ornate cornice, ceiling rose and feature fire. Externally, a south facing rear yard with wall boundaries and up and over door access to the rear service lane. Offered to the market with no onward chain, early viewings are advised to avoid disappointment.

Well Presented Ground Floor 'Tyneside' Flat | Two Bedrooms | 666 Sq ft (61.8m<sup>2</sup>) | Lounge | Kitchen | Bathroom | Separate WC | South Facing Rear Yard | No Onward Chain | Leasehold - Tyneside Lease with Peppercorn Rent 962 Years Remaining | Council Tax Band B | EPC: C

GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £225,000**

**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.

