

**\*\*AVAILABLE AUGUST 2025\*\***

**\*\*FURNISHED\*\*** A stylish two bedroom lower 'Tyneside' flat ideally located on Fairfield Road, West Jesmond. Fully furnished and within walking distance to a choice of shops, boutiques & restaurants on Brentwood Avenue as well West Jesmond Metro station.

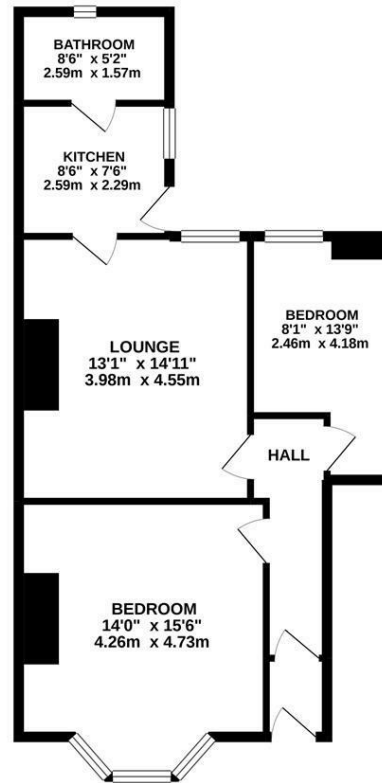
Well presented and in a super location, the accommodation briefly comprises an entrance lobby through to entrance hall. There are two double bedrooms, both well furnished, the master to the front with bay window. There is a lounge central to the property with stylish furniture. The rear off shoot has a modern fitted kitchen with appliances leading to a recently installed bathroom WC, fully tiled with spotlights and a three piece suite. Externally there is a shared rear yard with gated access and on street permit parking to the front. With gas central heating, a PIV unit and double glazed windows throughout, this property would be ideal for a couple or sharers alike.

Available to students, post graduates or professional tenants.

Available 27th August 2025 | £1,150pcm |  
Furnished | Ground Floor 'Tyneside' Flat | 663 Sq. ft (61.6 m<sup>2</sup>) | Two Double Bedrooms | Lounge | Modern Kitchen | Bathroom WC | Stylish Furniture | Shared Rear Yard | Great Location | Permit Parking | GCH & DG | EPC Rating: D | Council Tax Band: B



**GROUND FLOOR**  
663 sq. ft. (61.6 sq. m.) approx.



TOTAL FLOOR AREA: 663 sq. ft. (61.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**£1,150 PCM**

**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.

