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FAIRFIELD ROAD, JESMOND, NE2

Offers Over £295,000

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Stylish & Extended Upper 'Tyneside' Maisonette Boasting Over 1,200 Sq ft, with an Impressive Open Plan Kitchen/Dining & Living Space with Access to a Private South Facing Sun Terrace, Four Great Bedrooms, Shower Room plus Contemporary Re-Fitted En-Suite Bathroom & Private Enclosed Rear Courtyard.

This excellent upper Tyneside flat is ideally located on Fairfield Road, Jesmond, and is placed just a short walk from the shops, cafes and restaurants of Brentwood Avenue, as well as West Jesmond Primary School and the amenities of Acorn Road and the nightlife of Osborne Road.

The property itself was originally purchased by the current owners around 7 years ago and has since undergone a complete transformation with an extended second floor and re-modelled first floor living space.

Also placed just a short walk away is West Jesmond Metro Station, providing excellent links into Newcastle City Centra and throughout the region, as well as the delightful Highbury Playing Fields and Newcastle's Town Moor.

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The internal accommodation comprises: Lobby through to stairs that in turn give access to the first floor landing. The landing then leads into the impressive, open plan living, dining and kitchen space which was been re-modelled by the current owners. This excellent space enjoys a south facing window and is open to the stylish re-fitted kitchen and dining space with vaulted ceiling and French doors leading to a superb south facing sun terrace with open aspect views.

The first floor landing then leads through to three bedrooms and a shower room with three piece suite. Bedroom one enjoys a walk-in bay window and bedrooms two and three are similar in size. The stairs then lead up to the extended second floor, which in turn gives access to an excellent and generous principal suite, with large 'Velux' roof light and access to a contemporary re-fitted en-suite bathroom with four piece suite, including a bath, shower, WC and views to the south.

Externally, the property enjoys access to a private and elevated sun terrace, which is decked, with a south facing aspect and wrought iron railings with steps leading down to the yard with gated access to the rear service lane.

With double glazed windows and gas 'Combi' central heating, this excellent Maisonette simply demands an early inspection and early viewings are strongly advised.



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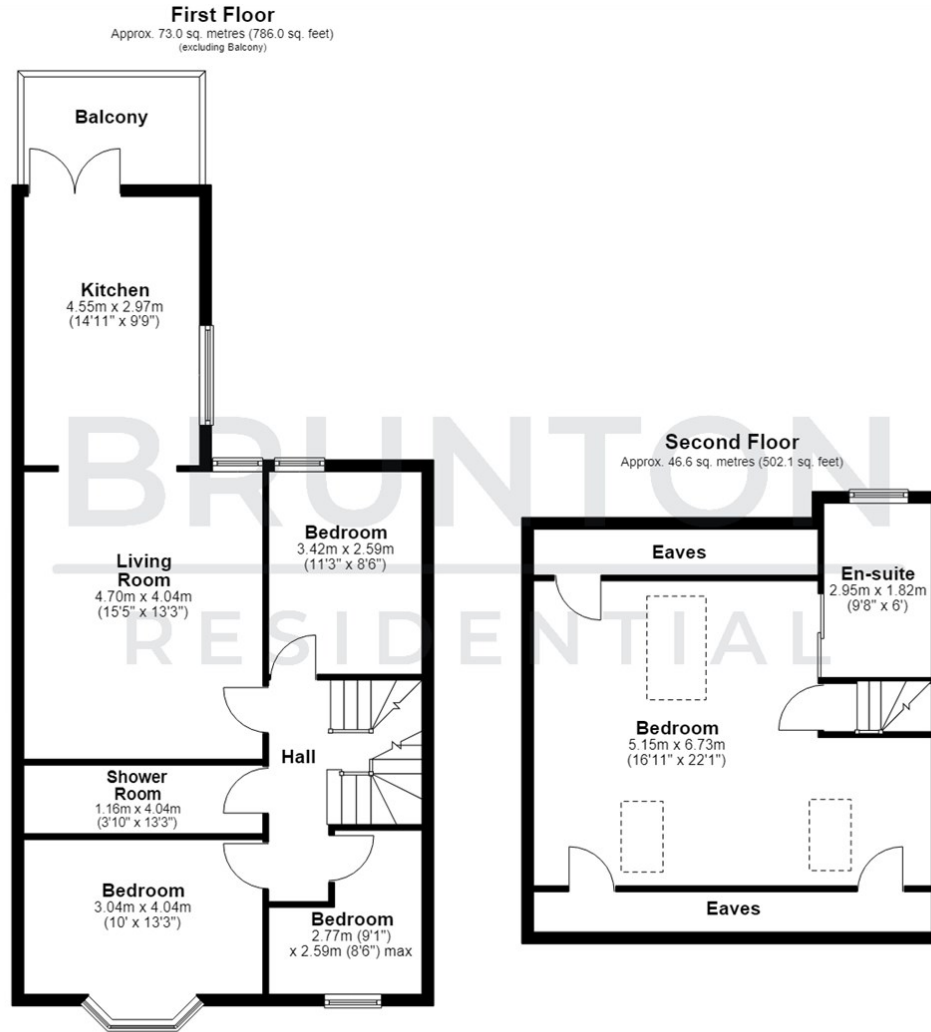
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 119.7 sq. metres (1288.1 sq. feet)



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			
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	