



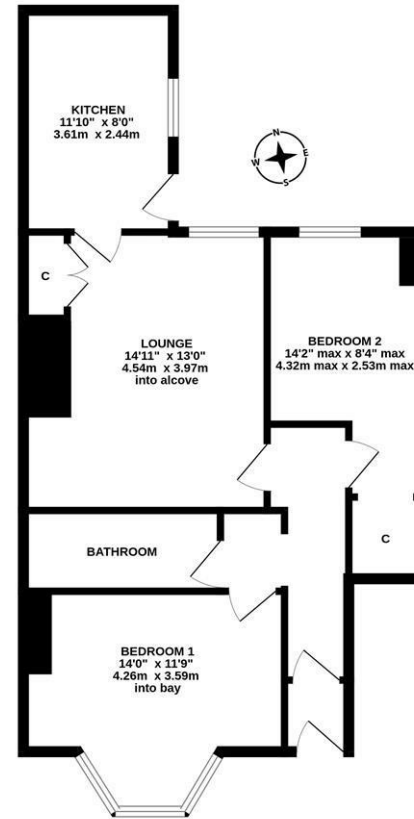
**\*\*AVAILABLE AUGUST 2025\*\* \*\*135ppw\*\***  
**\*\*FURNISHED\*\*** Ground floor two bedroom 'Tyneside' flat ideally located on Fairfield Road, West Jesmond. Fully furnished and within walking distance to a choice of shops, boutiques & restaurants on Brentwood Avenue as well West Jesmond Metro station.

Fully furnished throughout and available to student sharers, 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. Bathroom WC central to the property accessed via hallway. Spacious lounge with fitted alcove storage cupboard. Modern fitted kitchen to rear off shoot with appliances and door to rear yard. Externally there is a private yard to the rear and on street permit parking to the front. With gas central heating and double glazing.

Available 1st August 2026 | £1,170pcm/  
 £135pppw | Student Property | Furnished |  
 Lower 'Tyneside' Flat | 649 Sq. ft (60.3 m2) |  
 Two Double Bedrooms | Lounge | Fitted  
 Kitchen with Appliances | Bathroom WC |  
 Private Rear Yard | Great Location | Permit  
 Parking | GCH & DG | EPC Rating: D |  
 Council Tax Band: B



GROUND FLOOR  
 649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 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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**£1,170 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.

