

# BRUNTON

---

## RESIDENTIAL



**FERN AVENUE, JESMOND, NEWCASTLE UPON TYNE, NE2**

**Offers Over £245,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Beautifully presented two-bedroom top-floor apartment situated at 59 Fern Avenue, Jesmond. Set within a characterful period conversion, the property offers stylish accommodation with a well-balanced layout and the rare benefit of a south-facing terrace.

The apartment provides generous living space including two well-proportioned double bedrooms, a contemporary shower room, a bright and modernised kitchen with skylight, and a versatile living and dining room with French doors opening directly onto the terrace. The home also benefits from useful eaves storage and bespoke fitted wardrobes, combining practicality with attractive interior presentation.

Fern Avenue is ideally positioned within one of Jesmond's most sought-after residential areas, just a short distance from the popular cafés, restaurants and independent shops of Acorn Road. The location is also well served by nearby metro stations and excellent transport links, offering convenient access into Newcastle city centre, the universities and surrounding areas.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: a communal hallway with stairs leading to the second floor, where the private entrance to the property is located. From here, a further staircase rises to the main level of the accommodation, which has been thoughtfully arranged to maximise both space and natural light throughout. The principal bedroom is positioned to the rear of the property and provides a generous and peaceful double room overlooking the rear aspect. The space is enhanced by an attractive period-style fireplace and bespoke fitted wardrobes which offer excellent storage. Adjacent to the bedroom is the contemporary shower room, fitted with a modern three-piece suite including tiled walls, a heated towel rail and a useful cupboard housing the dryer. A Velux window allows for plenty of natural light, giving the room a bright and airy feel.

Moving through the landing, the kitchen has been opened up to the hallway, allowing daylight to flow through the centre of the apartment and enhancing the sense of space. The kitchen itself features modernised wall and base units, which have been repainted during the current ownership to create a fresh and inviting aesthetic, complemented by a tiled splashback and a skylight that further brightens the room. The second bedroom is an impressive double created during a reconfiguration of the former reception space. It benefits from useful eaves storage and enjoys a pleasant rear outlook, while decorative panelling leading into the hallway adds a refined finish to the overall presentation. At the front of the property is the reception room, which serves as a versatile living and dining area. This space also benefits from eaves storage and is enhanced by French doors opening directly onto a wonderful south-facing terrace, providing an excellent outdoor space ideal for relaxing or entertaining. Two additional built-in storage cupboards located opposite the second bedroom further enhance the practicality of the apartment.

Externally, the property benefits from access to a shared parking area to the rear, while to the front there is a charming town garden that complements the home's character.



# BRUNTON

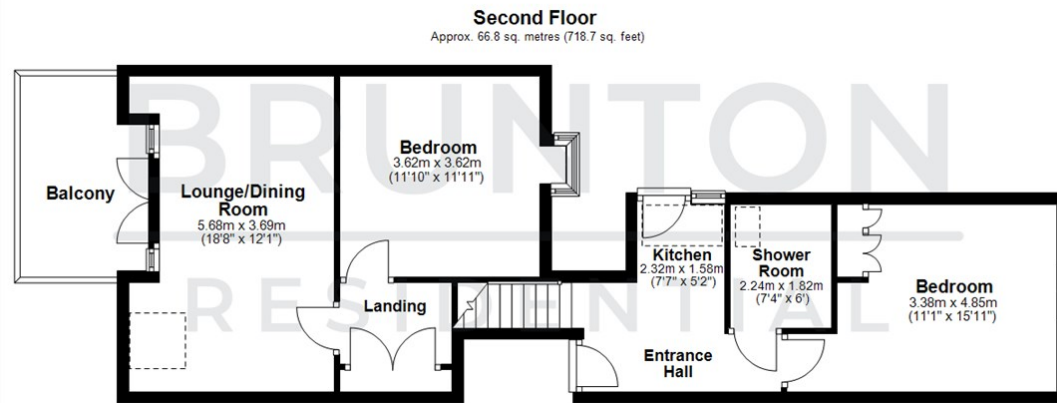
## RESIDENTIAL

TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 66.8 sq. metres (718.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		59	79
EU Directive 2002/91/EC			

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