



Hedgefield Cottages, Stella, Tyne And Wear, NE21 4NJ

Rare To Market Living Local is delighted to welcome to the rental market this beautifully presented three bedroom stone home on Hedgefield Cottages. To the ground floor there is a spacious kitchen/diner with under stairs cupboard for storage, the lounge also benefits from a wood burning stove and pleasant outlook to the rear enclosed garden. To the first floor there are three good sized bedrooms and white suite family bathroom. Externally there are well maintained gardens to the front, side and rear all enclosed ideal for family living. On street parking is available to the front lane of the property. This is a wonderful home available for rent on an unfurnished basis and not to be missed out on! EPC Rating D.



AVAILABLE SOON

Lovely Gardens

Semi Detached Stone Cottage

Holding Deposit £219

Three Bedrooms

EPC Rating D

Monthly Rental Of £950

Lounge 16' 0" x 15' 11" (4.88m x 4.85m)

Features a signature wood burning stove and benefits from a pleasant outlook onto the enclosed rear garden.

Kitchen/Diner 15' 11" x 11' 2" (4.84m x 3.40m)

Fitted with a range of wall and base units for storage and integrated oven/hob, washing machine and fridge/freezer.

Bedroom 1 15' 11" x 8' 10" (4.86m x 2.69m) Max

Bedroom 2 11' 1" x 8' 8" (3.37m x 2.64m) Max

Bedroom 3 12' 2" x 6' 10" (3.71m x 2.09m)

Bathroom 6' 7" x 6' 5" (2.00m x 1.96m)

Features a white suite bath with overhead shower, W/C and wash basin.

Externally

Spacious and tiered gardens to the front, side and back of the property. With lane parking to the front of the house.

Additional Information

This property is council tax A. EPC Rating D. Minimum term 6 month tenancy.

Holding Deposit

This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

EPC Graph (full EPC available on request)

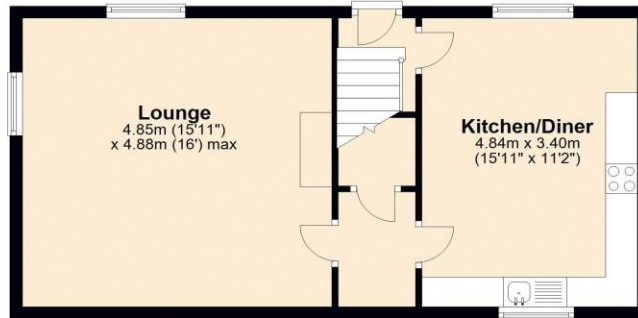
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan

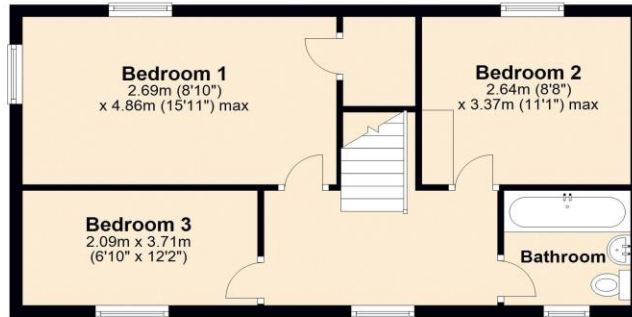
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 92.9 sq. metres (1000.0 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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