

Holding Deposit (per tenancy) – One week's rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry our preliminary checks and obtain employer's reference and credit reference. If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

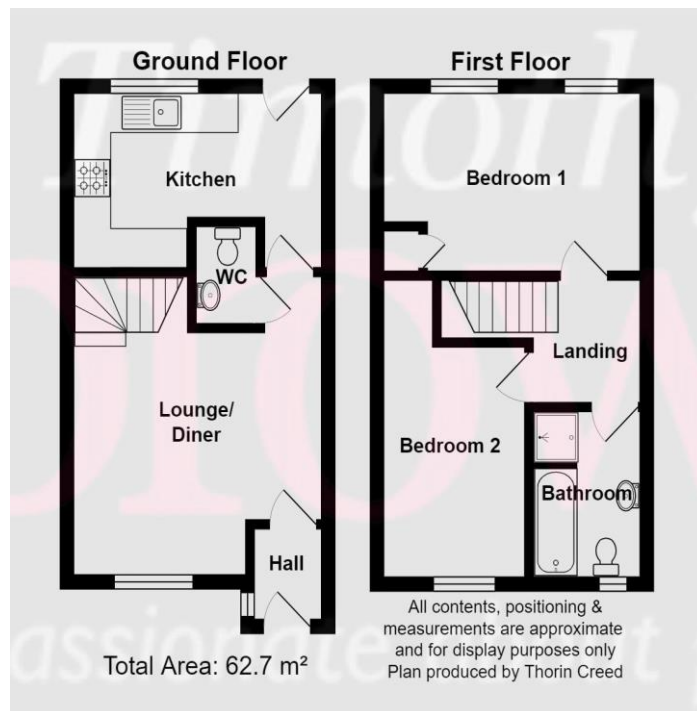
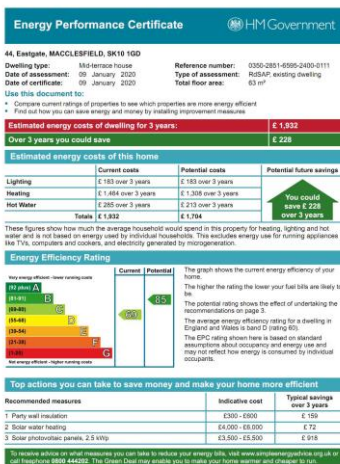
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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44 Eastgate

Off Buxton Road,
Macclesfield, Cheshire SK10 1GD

Monthly Rental Of £750
(exclusive) + fees

- MODERN MID MEWS PROPERTY
- TWO BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- CLOSE TO MACCLESFIELD TOWN CENTRE
- SORRY NO SMOKERS

TO LET (Unfurnished)

Constructed by reputable builders Persimmon Homes, this superb property occupies an excellent position within a short walk of both the town centre and train station, but also provides extensive and well appointed accommodation throughout.

The deceptively spacious accommodation is arranged over two floors and features excellent room proportions which has been well configured. The ground floor offers an entrance vestibule, which then opens into the main lounge with feature electric fire and attractive oak effect flooring. A discreetly tucked away cloakroom is a subtle addition. The Dining Kitchen is fitted, offering ample storage and there's space for a small dining table and chairs too! The second floor offer two double bedrooms and a modern bathroom with three piece suite and separate shower.

Outside and to the front is a tandem driveway, whilst to the rear are good sized and enclosed lawned gardens.

Macclesfield's heritage is in the silk industry and it became the 'Silk' capital in the 1750's, and still retains that traditional "theme" today.



The town centre offers an excellent range of facilities to cater for all needs. There is a popular monthly "Treacle Market", which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre. There are a number of recreational facilities, including a Leisure centre, rugby, football and cricket clubs.

Excellent educational needs are catered for in the local private and state primary and secondary schools, which are highly regarded. Access to the North West Motorway network, Manchester International Airport and some of Cheshire's finest countryside are close at hand.

Macclesfield railway station lies on the main Manchester Piccadilly to London Euston, providing regular Inter-City services.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled front door with glazed panel to:

PORCH : Single panel central heating radiator. Light oak effect floor.

LOUNGE 4.5m (14ft 9in) Maximum x 4.19m (13ft 9in) Maximum: PVCu double glazed window to front aspect.



Coving to ceiling. Double panel central heating radiator. 13 amp power points. Television aerial point. Contemporary style pebble effect electric fire. Honeywell thermostat controls. Understairs storage. Stairs to first floor. Light oak effect floor.

CLOAKROOM : White suite comprising: Low level w.c. Pedestal wash hand basin. Single panel central heating radiator. Extractor fan. Light oak effect floor.

DINING KITCHEN 4.17m (13ft 8in) x 2.62m (8ft 7in) Maximum: PVCu double glazed window to rear aspect. Four inset downlighters. Range of beech effect fronted eye level and base units having roll edge formica preparation surface over with one and a half bowl stainless steel sink unit inset. Built in 4-ring gas hob with fan assisted double oven and grill. Space and plumbing for washing machine. Space for fridge. Double panel central heating radiator. 13 Amp power points. Wall mounted Worcester combi boiler. Light oak effect floor. Panelled door with double glazed upper panels.

LANDING : Single panel central heating radiator. 13 Amp power points.

BEDROOM 1 REAR 4.19m (13ft 9in) x 2.72m (8ft 11in) : Two PVCu double glazed windows to rear aspect. Two single panel central heating radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

BEDROOM 2 FRONT 3.48m (11ft 5in) Plus recess x 2.34m (7ft 8in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Overstairs storage area.



SHOWER ROOM : PVCu double glazed window to front aspect. White suite comprising: Low level w.c. Pedestal wash hand basin. Panelled bath. Single panel central heating radiator. Separate fully enclosed shower cubicle housing Aqualisa mains fed shower. Single panel central heating radiator. Extractor fan.

OUTSIDE REAR : Flag laid patio. Lawned garden.

OUTSIDE FRONT : Driveway providing parking.

SERVICES : All mains services are connected.

VIEWING : Strictly by appointment through the sole letting and managing agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: With Macclesfield Railway Station on your right turn right at the roundabout and proceed straight through the traffic lights on to Buxton Road. Take your next left into York Street and then left into the development, where number 44 will be found on the right hand side.