

# Timothy a brown



## 7 Nelson Street

Congleton, Cheshire CW12 4BS

**Monthly Rental Of £750**

(exclusive) + fees

- WELL PRESENTED MID TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- MODERN RECENTLY FITTED DINING KITCHEN
- BATHROOM & GROUND FLOOR SHOWER ROOM
- REAR WALLED GARDEN ENJOYING A SUNNY ASPECT
- CLOSE TO CONGLETON TOWN CENTRE

## TO LET (Unfurnished)

AN OUTSTANDING GEM OF A HOME, STYLISHLY RENOVATED FROM TOP TO BOTTOM - BOTH INSIDE AND OUT!!

The refurbishment includes a fresh interior with new carpets and complete redecoration. The lounge is a lovely light and airy room and features a stunning wrought iron balustrade to the staircase! The stunning fitted breakfast kitchen is certainly the centrepiece of this marvellous home - eye catching in every way! Stylish tiling, "on-trend" wood effect fitted units and complementary work surfaces. Plus there's a separate utility area and downstairs shower room too.

The first floor accommodation continues the trend of pristine presentation and impressive decor and has equally pleasing accommodation. Firstly there are two double bedrooms, and then completing the accommodation is the bathroom fitted with a crisp white suite.

Gas fired central heating is offered via a modern gas combi boiler and all windows and doors are PVCu double glazed throughout.

The garden is a strong feature of the home, with a paved seating area and beyond which are lawned gardens.

To the front unrestricted on street parking is found directly outside the house.

It is a home which has been lovingly restored and positioned in such a practical locality, with such array of conveniences laid out on its doorstep, as it's literally only a couple of minutes' walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short



walk to the "award winning" Congleton Park. A majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

### The accommodation briefly comprises

(all dimensions are approximate)

**FRONT ENTRANCE** : Composite front door to:

**LOUNGE** 14' 0" x 11' 7" (4.26m x 3.53m): PVCu double glazed window to front aspect. Timber effect beam to ceiling. Deep skirting. 2 Wall light points. Single panel central heating radiator. 13 Amp power points. Television aerial point. Stairs to first floor with feature wrought iron banister rail. Feature door to:

**DINING KITCHEN** 11' 7" x 11' 0" (3.53m x 3.35m): PVCu double glazed window to rear aspect. Range of contemporary modern grey coloured eye level and base units with fleck effect dark preparation surface over with single drainer stainless steel sink unit inset. Freestanding electric cooker with stainless steel extractor hood over. Space and plumbing for slimline dishwasher. Space for large fridge freezer. Deep skirting. Tiled to splashbacks. Single panel central heating radiator. 13 Amp power points. BT telephone point. (subject to BT approval).

**UTILITY AREA** : Space and plumbing for washing machine with roll edge laminate working surface over. PVCu double glazed door to outside. Door to:

**SHOWER ROOM** : PVCu opaque double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and tiled shower cubicle housing a mains fed shower with Bi-fold door. Cupboard housing Potterton gas central heating combi boiler.

**First Floor : LANDING** : Doors to:

**BEDROOM 1 FRONT** 11' 7" x 11' 0" (3.53m x 3.35m): PVCu double glazed window to front aspect. Deep skirting. Single panel central heating radiator. 13 Amp power points. Access to roof space (NOT TO BE USED BY TENANTS FOR STORAGE OF ITEMS OR ANY OTHER USE.)

**BEDROOM 2 REAR** 11' 7" x 11' 0" (3.53m x 3.35m): PVCu double glazed window to rear aspect. Deep skirting. Single panel central heating



radiator. 13 Amp power points. Deep wardrobe with hanging space. Door to bathroom.

**BATHROOM 8' 0" x 4' 9" (2.44m x 1.45m):** PVCu opaque double glazed window to rear aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mixer shower tap. Tiled to splashbacks. Single panel central heating radiator. Extractor fan.

**Outside :**

**REAR :** Walled garden with lawned area and flower borders. Brick block patio area enjoying a sunny aspect. Tap. Gate to rear passage allowing access to Waggs Road and Nelson Street.

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** From our office turn right onto Wagg Street which becomes Waggs Road. Take the first left onto Nelson where the property will be clearly identified by our To Let board.

### 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.

#### 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.

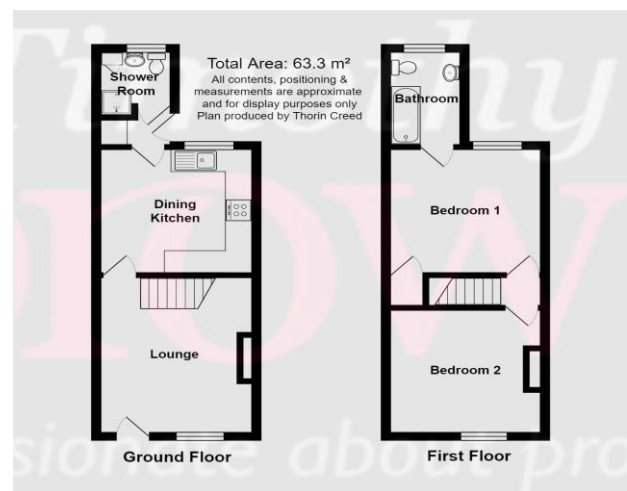
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

**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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)



#### Energy performance certificate (EPC)



Property type  
Mid-terrace house

Total floor area  
63 square metres

Rules on letting this property  
Properties can be rented if they have an energy rating from A to G.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the implications and exemptions. <https://www.gov.uk/guidance/energy-ratings-for-landlords>

Energy efficiency rating for this property  
This property's current energy rating is C. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

How this energy certificate might compare with other properties: <https://www.gov.uk/guidance/energy-ratings-for-landlords>

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