



4 Coronation Road,
Congleton, Cheshire CW12 3HA

Monthly Rental Of £900
(exclusive) + fees

- MODERNISED SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- NEWLY FITTED BREAKFAST KITCHEN
- MODERN BATHROOM
- TASTEFULLY UPDATED INTERIOR
- GENEROUS DRIVEWAY, GARAGE & REAR GARDEN
- PRIME LOCATION NEAR CONGLETON PARK & BIDDULPH VALLEY WALKWAY

TO LET (Unfurnished)

Modernised Semi-Detached Home with generous gardens, detached garage and ample driveway

Key Features:

- Tastefully updated interior
- Two double bedrooms
- Modern bathroom
- Spacious lounge and newly fitted breakfast kitchen.
- Generous driveway, detached garage, and rear gardens
- Prime location near Congleton Park and Biddulph Valley walkway

This charming semi-detached home offers a modern and comfortable lifestyle. The interior has been tastefully updated, featuring two double bedrooms, a luxurious bathroom, a spacious lounge, and brand-new kitchen. Outside, the property boasts a generous driveway leading to a detached garage, pleasant lawned gardens, and an outhouse.

Enjoy the Best of Congleton Living: Located on the fringe of the development, this property offers easy access to local amenities, schools, and the town centre of Congleton. The nearby Congleton Park and Biddulph Valley walkway provide beautiful outdoor spaces for recreational



activities. Don't miss this opportunity to rent a charming and freshly updated home in a desirable location.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Canopy storm porch. PVCu double glazed door to:

HALL : Single panel central heating radiator. Stairs to first floor.

LOUNGE 14' 0" x 13' 0" (4.26m x 3.96m) to bay & alcove: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature tiled fireplace with downlighters.

KITCHEN 12' 9" x 7' 4" (3.88m x 2.23m): Two PVCu double glazed windows to rear aspect. Extensive range of modern eye level and base units in 'stone' having quartz preparation surfaces over with stainless steel single drainer sink unit inset. Built in stainless steel 4 ring gas hob with stainless steel canopy hood over with electric oven/grill below. Integrated fridge. Space and plumbing for washing machine. Space for fridge freezer. Single panel central heating radiator. 13 Amp power points. Cupboard housing Worcester gas central heating boiler.

SIDE PORCH : PVCu double glazed door to side. Understairs store area.

CLOAKROOM : PVCu double glazed window to rear aspect. Low level W.C. with inset wash hand basin. Single panel central heating radiator.

First Floor :

LANDING : PVCU double glazed window to side aspect.

BEDROOM 1 FRONT 11' 9" extending to 16' 0" into alcove x 9' 6" (3.58m extending to 4.87m into alcove x 2.89m): Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 amp power points. Airing cupboard housing lagged hot water cylinder.



BEDROOM 2 REAR 10' 0" x 9' 1" (3.05m x 2.77m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 7" x 5' 9" (2.01m x 1.75m): PVCu double glazed window to rear aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Single panel central heating radiator.

Outside :

FRONT : Stone gate post with wall and wrought iron railings to front boundary. Driveway laid to Macclesfield stone which continues to the side providing parking for at least 3 cars.

REAR : Adjacent to the rear of the property is a paved terrace ideal for outside dining beyond which are lawned gardens and path leading to the rear of the garden. Concrete sectional garden workshop.

DETACHED GARAGE 16' 10" x 9' 9" (5.13m x 2.97m): Up and over door. Door to:

WORKSHOP 7' 7" x 6' 2" (2.31m x 1.88m):

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3HA

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.

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.

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).

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

Energy performance certificate (EPC)

4 Coronation Road CONGLETON CW12 3HA	Energy rating D	Valid until: 11 January 2034 Certificate number: 8300-3799-0222-0390-3943
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Property type: Semi-detached house
Total floor area: 60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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