

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:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) 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.
- (c) 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](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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Monthly Rental Of £1,400
(exclusive) + fees

- EXTENDED 1940's 3 BEDROOM SEMI DETACHED HOME
- FARMHOUSE STYLE LOUNGE WITH WOOD BURNING STOVE
- IMPRESSIVE RUSTIC STYLE KITCHEN & SEPARATE DINING ROOM
- MASTER BEDROOM WITH WALK-IN DRESSING ROOM
- MODERN BATHROOM WITH SEPARATE SHOWER
- DRIVEWAY WITH AMPLE PARKING & SINGLE DETACHED GARAGE
- SOUTH FACING REAR GARDENS WITH BESPOKE GARDEN OFFICE/GYM
- PRIME MOSSLEY LOCALITY AT THE BASE OF CONGLETON EDGE
- RENT INCLUDES SERVICES OF A GARDENER

TO LET (Unfurnished)

A mature and traditional 1940's semi detached home having been sympathetically extended to form a rustic farmhouse style addition to the lounge area.

Situated in some would say the most enviable position in the Mossley area of Congleton at the foot of Congleton Edge Road, which borders on open countryside and is conveniently located for the local shops and railway station at High Town.

This charming home offers a wealth of character which can only be enjoyed by inspecting internally and is blessed with mature gardens to the front and southerly facing lawned gardens together with a garden office, detached brick built garage and driveway providing ample off road parking.

On entering the gas centrally heated and majority PVCu double glazed property its deceptively spacious accommodation is immediately apparent as from entering the hallway, the impressive farmhouse style lounge with exposed oak beams and trusses features a wood burning stove, the open plan L-shaped kitchen with dining room off provides a comfortable focal point, whilst to the first floor are two bedrooms, the master with walk-in wardrobe, bathroom with a separate shower and return staircase leading up to the converted roof space third bedroom.

Rent includes the services of a gardener.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Brick built arch to open storm porch with attractive quarry tiled floor. Composite panelled door with glazed fan light with PVCu double glazed window to side.

HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Oak effect laminate floor as laid. Understairs store cupboard with light. Return staircase to first floor.

LOUNGE 23' 2" x 11' 0" (7.06m x 3.35m): Exposed whitewashed brickwork. Brick built Inglenook fireplace having a cast iron wood burner set on a slate hearth. Oak effect laminate floor as laid. An oak beamed opening leads to the extended lounge area which is designed in the style of a rustic barn with high angular ceilings having exposed oak beams and trusses with two large velux roof lights providing additional natural light. PVCu double glazed bow window to rear aspect. Double panel central heating radiator. 13 amp power points. Television aerial point. Oak effect laminate floor as laid. PVCu double glazed patio door to rear garden.

DINING ROOM 13' 7" x 11' 2" (4.14m x 3.40m): PVCu double glazed bow window with inset lead effect to front aspect. Coving to ceiling. Double panel central heating radiators. Exposed brick built Inglenook having a cast iron living flame coal effect gas stove set on a slate hearth. 13 amp power points. BT telephone point (subject to BT approval). Television aerial point. Oak effect laminate floor as laid. Opening to living kitchen.

L-SHAPED KITCHEN 13' 3" x 12' 6" (4.04m x 3.81m): PVCu double glazed window to rear aspect. Range of rustic style painted pine fronted eye level units with under pelmet lighting and base units having natural wood preparation surfaces over with built-in 5 ring gas hob with electric fan assisted oven and grill having integrated extractor canopy over. Inset 1½ bowl sink unit inset. Integrated dishwasher. Wall mounted Vaillant gas central heating boiler. Double panel central heating radiator. 13 amp power points. Tiling to splashbacks. Ceramic tiled floor. PVCu double glazed door to rear.



First Floor :

LANDING : Pine spindled balustrade to return staircase. Coving to ceiling. Return staircase to converted roof space bedroom.

BEDROOM 1 FRONT 14' 1" x 11' 3" (4.29m x 3.43m): PVCu double glazed bay window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 amp power points. BT telephone point (subject to BT approval). Television aerial point. Oak effect laminate floor as laid.

WALK -IN DRESSING ROOM 7' 0" x 6' 9" (2.13m x 2.06m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

BEDROOM 2 REAR 10' 4" x 9' 10" (3.15m x 2.99m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points.

BATHROOM 9' 6" x 6' 5" (2.89m x 1.95m): PVCu double glazed window to rear aspect. Coving to ceiling. White suite comprising: Freestanding bath with floor mounted chrome tap with shower attachment. Ceraminc wash hand basin. Low level w.c. Separate and fully enclosed shower cubicle housing mains fed shower electric shower. White glazed tiles to walls. Chrome centrally heated towel radiator. Extractor fan.

SEPARATE W.C. : PVCu double glazed window to side aspect. Low level w.c. Wash hand basin with cupboard beneath. Fully tiled walls.

Second Floor :

CONVERTED ROOF SPACE BEDROOM 3 14' 1" x 12' 4" (4.29m x 3.76m): High angular ceilings extending to the apex. 13 amp power points. 13 amp power points. Two Velux roof lights.

Outside :

FRONT : A tarmac laid driveway with parking for 2/3 vehicles. Lawned garden with flower borders having privet hedge encompassing. Path to front door and to rear.



REAR : Mature and shaped southerly facing gardens encompassed with well stocked flower borders with a paved patio to the rear providing an alfresco entertaining area.

DETACHED BRICK BUILT GARAGE 16' 9" x 9' 5" (5.10m x 2.87m) internal measurements: Hipped roof. Double timber doors. Power and light. Personal door. Attached to the garage is a block built w.c.

GARDEN OFFICE 15' 7" x 9' 3" (4.75m x 2.82m): Air con/heater unit. 13 Amp power points. Light oak effect floor. Anthracite grey sealed unit double glazed sliding door.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV: CW12 3JJ

