



29 Havannah Lane

Congleton, Cheshire CW12 2EA

Monthly Rental Of £1,200

(exclusive) + fees

- WELL PRESENTED 3 BED SEMI DETACHED HOME
- SPACIOUS LOUNGE LEADING TO DINING ROOM
- TWO BATHROOMS
- NEWLY DECORATED & NEW CARPETS
- FRONT & REAR GARDENS
- DRIVEWAY TO REAR FOR TWO CARS LEADING TO DETACHED GARAGE
- POPULAR AREA OF BUGLAWTON

Charming Three-Bedroom Semi-Detached Home in Buglawton

Key Features:

- Freshly decorated and carpeted throughout
- Elevated position in sought-after Buglawton
- South-facing garden
- Open countryside and canal walks nearby
- Convenient location with easy access to Macclesfield

This attractive three-bedroom semi-detached home offers a comfortable and convenient lifestyle. The spacious layout includes a reception hall, main downstairs bathroom, lounge, dining room, kitchen, and a small utility room. Upstairs, you'll find three bedrooms, including a master with an en-suite shower room.

Outside, the property features a single garage, a private driveway for two cars, and an established south-facing rear garden.

Enjoy the Best of Congleton Living:

Congleton offers a perfect blend of culture, leisure, and convenience. With excellent transport links, including easy access to the M6 motorway, Manchester International Airport, and major train stations, you can easily explore the surrounding areas.

The town boasts a variety of shops, restaurants, bars, and cultural attractions, such as the Daneside Theatre and the Jazz & Blues Festival. Astbury

Mere Country Park provides a peaceful outdoor escape.

Don't miss this opportunity to make this charming home yours!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Aluminium framed sealed unit double glazed front door to:

HALL : Single panel central heating radiator. 13 Amp power points. Light oak effect floor. Stairs to first floor. Under stairs store cupboard.

BATHROOM 6' 3" x 5' 9" (1.90m x 1.75m): PVCu double glazed window to side aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with bath/shower mixer. Single panel central heating radiator. Light oak effect flooring.

LOUNGE 15' 0" x 11' 7" (4.57m x 3.53m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Feature fireplace with wood fire surround. Light oak effect floor. Squared off opening to:

DINING ROOM 9' 9" x 8' 8" (2.97m x 2.64m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Light oak effect floor.

KITCHEN 8' 6" x 7' 10" (2.59m x 2.39m): PVCu double glazed window to rear aspect. Modern kitchen with light maple effect base units with granite effect preparation surface over with stainless steel single drainer sink unit inset. Built-in stainless steel 5-ring gas hob with extractor canopy hood over. Space for fridge/freezer. Door to:

UTILITY/SIDE PORCH 7' 5" x 3' 6" (2.26m x 1.07m): Brick built base with PVCu double glazed upper panels. Space and plumbing for washing machine. Wall mounted Ideal gas central heating boiler. PVCu double glazed door to outside.



First floor : LANDING : PVCu double glazed window to side aspect at half landing. Light oak effect flooring.

BEDROOM 1 FRONT 11' 7" x 11' 2" (3.53m x 3.40m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Light oak effect floor.

EN SUITE SHOWER : White suite comprising: low level W.C., pedestal wash hand basin and enclosed shower cubicle housing a Triton electric shower with glass bi-fold door. Light oak effect floor.

BEDROOM 2 REAR 12' 5" x 9' 9" (3.78m x 2.97m): PVCu double glazed window to rear aspect with far reaching views. Single panel central heating radiator. 13 Amp power points. Light oak effect floor.

BEDROOM 3 REAR 8' 8" x 8' 0" (2.64m x 2.44m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Light oak effect floor.

Outside : FRONT : Open plan lawns to front and side. Path to front door.

REAR : Elevated paved terrace with steps down to the lawned garden.

GARAGE 16' 7" x 8' 8" (5.05m x 2.64m): Up and over door. Driveway with parking for 2 cars.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 2EA

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:-

- (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

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**Timothy a
brown**

www.timothyabrown.co.uk