

# Timothy a brown



## 33 Park Road

Congleton, Cheshire CW12 1DS

Monthly Rental Of £1,000

(exclusive) + fees

- 3 BEDROOM TERRACE PROPERTY
- TWO RECEPTION ROOMS
- MODERN FITTED BATHROOM & KITCHEN
- GATED ACCESS TO PARKING AREA FOR TWO VEHICLES
- CLOSE TO CONGLETON PARK



## TO LET (Unfurnished)

A fantastically spacious and characterful home tucked away within a well established area of Congleton that's peaceful yet convenient! Such a characterful home on this iconic row of properties is certainly a rarity!

This attractive, period town house enjoys views over the River Dane to the stunning Congleton Park and its historic 'Park Pavillion' which is just sure to put a smile on the face of those discerning tenants amongst you that are looking for something a little different!

Inside you'll find three double bedrooms, two reception rooms, bathroom and kitchen. Outside, to the rear of this wonderful home, is the huge and rare benefit of OFF ROAD PARKING FOR TWO CARS, with private GATED access.

Constructed in the Victorian Era, we consider this beautiful home to be a fine example of the impressive properties to be found on Park Road, which has to be one of Congleton's most desirable locations. Literally within a "stones throw" of the town centre and its shops, bars and restaurants. The "award winning" Congleton Park is found "at the end of the road" which is a majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of the 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)

**ENTRANCE PORCH** : Quarry tiled floor. Door to:

**ENTRANCE HALL** : Quarry tiled floor. Stairs to first floor.

**LOUNGE 13' 6" x 12' 3" (4.126m x 3.746m)**: Double glazed bow window to front aspect. Single panel central heating radiator. Feature fireplace (not to be used).

**DINING ROOM 13' 8" x 12' 1" (4.170m x 3.671m)**: Coving to ceiling. Single panel central heating radiator. 13 Amp power points. PVCu double glazed French door to rear.

**KITCHEN 12' 0" x 9' 7" (3.660m x 2.933m)**: Range of light oak effect base and wall mounted units with granite effect laminate working surfaces over. Freestanding electric oven. PVCu double glazed window to side aspect. Quarry tiled floor. Sink and drainer unit. Space for washing machine. Space for fridge freezer. 13 Amp power points. Door to side. Useful pantry.

**First Floor :**

**GALLERIED LANDING** : Loft access hatch. Large cupboard.

**BEDROOM 1 REAR 12' 0" x 9' 7" (3.657m x 2.923m)**: PVCu double glazed window to rear. Single panel central heating radiator. Decorative fireplace.

**BEDROOM 2 FRONT 12' 2" x 8' 9" (3.701m x 2.668m)**: Double glazed window to front aspect. Single panel central heating radiator. Decorative fireplace. 13 Amp power points.

**BEDROOM 3 FRONT 12' 6" x 7' 10" (3.815m x 2.377m)**: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 11' 7" x 9' 8" (3.530m x 2.935m)**: White suite comprising: w.c., pedestal wash hand basin and bath with mains fed shower over. Airing cupboard housing Glowworm gas combi boiler. PVCu double glazed privacy window to rear aspect. Single panel central heating radiator.



**Outside : REAR :** Yard with central path having flower borders. Gated access to parking area for two vehicles. Outside WC/store.

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: CW12 1DS

### 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.

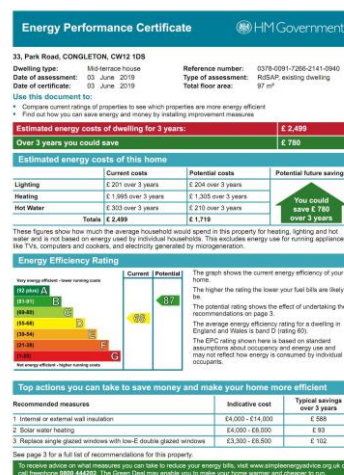
**Pets:** Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

### 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.

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)



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