

**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.

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



[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)



8 Margery Avenue  
Scholar Green, Stoke-On-Trent,  
Staffordshire T7 3HU

Monthly Rental Of £900  
(exclusive) + fees

- WELL PRESENTED MODERNISED TWO BED BUNGALOW
- DRIVEWAY FOR 3-4 CARS
- SINGLE DETACHED GARAGE
- REAR LAWNED GARDEN
- LOCATED IN THE PICTURESQUE VILLAGE OF SCHOLAR GREEN

Timothy a  
brown





**Escape to Tranquillity:** Modernised Bungalow in Charming Scholar Green Discover a haven of peace and style in this modernised two-bedroom bungalow, nestled in the picturesque village of Scholar Green. With its combination of contemporary comforts and a peaceful setting, this property offers the perfect blend of modern living and semi rural charm.

Step Inside:

- **Effortless Living:** Experience the ease of modern living with full PVCu double glazing and efficient gas central heating.
- **Spacious and Stylish:** The interior boasts a stylish kitchen, a generous lounge/diner, and a modern bathroom with a shower over the bath.
- **Two Comfortable Bedrooms:** Providing ample space for relaxation and rest.

Embrace the Village Life:

Scholar Green is a charming village with a strong community spirit. Enjoy the convenience of a local store, post office, and the Green Moss medical centre. The village hall offers a vibrant hub for local activities, with a wide range of clubs and events for all ages. Explore the Surrounding Beauty:



• **Rural Charm:** Immerse yourself in the beauty of the surrounding countryside and enjoy the peaceful atmosphere of this idyllic location. • **Local Delights:** Discover the popular monthly farmers' market at the nearby Rode Hall Estate, showcasing local produce and attracting visitors from far and wide. Convenient Location:

- **Local Amenities:** Enjoy easy access to the amenities of Kidsgrove, Alsager, Sandbach, Crewe, and Congleton town centres.
- **Excellent Education:** Choose from a selection of well-regarded primary and secondary schools within easy reach.
- **Commuting Made Easy:** With convenient access to Kidsgrove and Congleton railway stations and major road links, commuting is a breeze.

**The accommodation briefly comprises**  
(all dimensions are approximate)

SIDE ENTRANCE TO: :

**KITCHEN** 11' 8" x 8' 0" (3.55m x 2.44m): PVCu double glazed window to front aspect. Modern eye level and base units in Walnut effect with black granite effect preparation surfaces over with composite single drainer sink unit inset. Built-in Bosch 4-ring hob with electric double oven and grill below with extractor hood over. Integrated fridge and freezer. Chrome centrally heated towel radiator. 13 Amp power points. Cupboard housing Main gas combi boiler. PVCu double glazed entrance door.



**LOUNGE/DINER** 17' 0" x 11' 5" (5.18m x 3.48m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

**INNER HALL** : Access to roof space. Utility cupboard housing space and plumbing for washing machine.

**BATHROOM** 6' 4" x 5' 5" (1.93m x 1.65m): PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C. with concealed cistern, wash hand basin with cupboard below and panelled bath with bath/shower mixer. Chrome centrally heated towelor. Walls tiled to splashbacks.

**BEDROOM 1 REAR** 11' 5" x 9' 10" (3.48m x 2.99m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR** 9' 5" x 8' 8" (2.87m x 2.64m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

Outside :

**FRONT** : Lawned garden. Driveway for 3-4 cars. Cold water tap.

**DETACHED GARAGE** 19' 0" x 8' 2" (5.79m x 2.49m) **internal measurements:** Up and over door. Window to side. Power and light. Door to side.

**REAR** : Lawned garden.

**SERVICES** : All mains services are connected.

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**DIRECTIONS:** SATNAV ST7 3HU

