



Flat 3,

14 Biddulph Road, Hightown, Congleton, Cheshire
CW12 3JR

Monthly Rental Of £525

(exclusive) + fees

- MODERNISED FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- LOCATED IN THE HEART OF MOSSLEY
- CLOSE TO TRAIN STATION & BUS ROUTES

TO LET (Unfurnished)

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*** MODERNISED SELF CONTAINED FIRST FLOOR APARTMENT IN THE HEART OF MOSSLEY ***

****Available immediately ** Fully modernised ****
One double bedroom ** Located above the shops in Hightown in the heart of Mossley in Congleton ** Walking distance to the Train Station ** Close to bus routes ** Well presented and in excellent decorative order ** PVC double glazing ** Electric heating**

Literally on its doorstep you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened micro bar, hostelry....with a lovely eclectic relaxed atmosphere.

Located in High Town, with Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks, and easily within the catchment of Mossley C of E primary school. The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

The accommodation briefly comprises

(all dimensions are approximate)

COMMUNAL GROUND FLOOR ENTRANCE : Stairs leading to the first floor

FLAT ENTRANCE :

LOUNGE 11' 9" x 9' 10" (3.58m x 2.99m): PVCu double glazed window to side aspect. 13 Amp power points. Storage heater.

KITCHEN 9' 10" x 9' 10" (2.99m x 2.99m): PVCu double glazed window to side aspect. Modern light oak effect eye level and base units having grey marble effect preparation surfaces with stainless steel single drainer sink unit inset. Built in 4 ring electric hob with electric oven/grill below with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. 13 Amp power points.

INNER VESTIBULE :

BEDROOM 1 12' 3" x 8' 7" (3.73m x 2.61m) to wardrobe: PVCu double glazed window to side aspect. Fitted double wardrobe. 13 Amp power points. Electric storage heater.

SHOWER ROOM : PVCu double glazed window to rear aspect. White suite comprising: low level w.c. with concealed cistern and pedestal wash hand basin with cupboard beneath. Fully enclosed shower cubicle housing a mains fed shower with glass sliding door with marble effect shower boarding. Oak effect floor. Wall mounted Dimplex electric heater. Airing cupboard housing pressurised hot water cylinder.

SERVICES : Mains electricity, water and drainage are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: From our offices proceed along West Street, bearing right onto Antrobus Street and then left onto Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten dual carriageway. Continue straight across the traffic lights until reaching the next roundabout whereupon taken the second third exit and proceed straight cross the traffic lights onto Park Lane. Proceed up Park Lane for approximately three quarters of a mile over the railway and then second right

into Sheldon Avenue, where the flat entrance will be found on your right hand side.

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:-

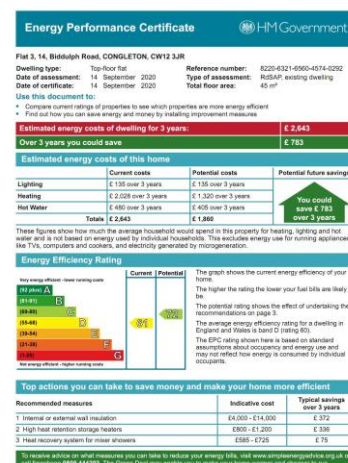
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity 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).

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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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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