

Holding Deposit (per tenancy) – One week's rent

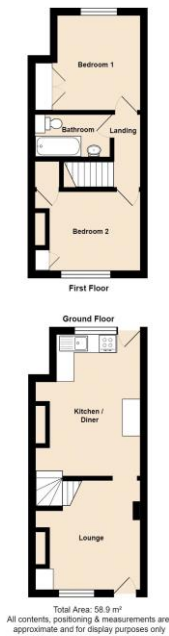
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) 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.

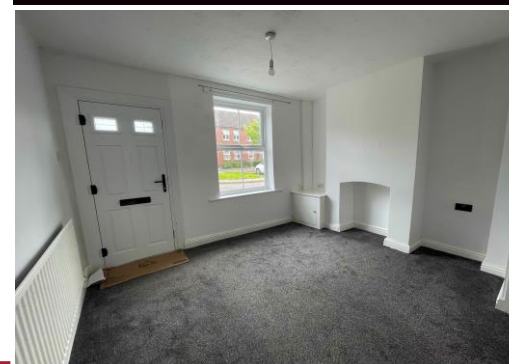
Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

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



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.

Timothy a brown



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36 River Street
Congleton, Cheshire CW12 1HJ

Monthly Rental Of £850
(exclusive) + fees

- MODERNISED TWO DOUBLE BEDROOM MID TERRACE
- UNRESTRICTED ON STREET PARKING
- LARGE DINING KITCHEN
- FULL PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE

TO LET (Unfurnished)

A prime opportunity to let a modernised mid terrace cottage situated in a quiet part of town, within easy walking distance of the town centre and close to the River Dane plus it occupies an excellent and convenient location close to the centre of town, offering its array of shops, bars and restaurants as well as being only a short walk to the AWARD WINNING Congleton Park.

The property over recent years has been improved being re-roofed, PVCu double glazing, updated kitchen and has a modern gas central heating boiler and an enclosed yard to the rear, with the main accommodation briefly comprising: lounge with feature fireplace recess, large dining kitchen, two double bedrooms and bathroom.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town’s Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton’s broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town’s retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such



as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links: Immediate access to A34 and just completed Congleton Link Road, providing convenient main road travel to the North’s cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. Congleton is a 15 minute drive from junction 17 of the M6 Motorway, the North West’s primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes. Congleton’s own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : Timber panelled and glazed front door to:

LOUNGE 11' 10" x 11' 10" (3.60m x 3.60m): PVCu double glazed window to front aspect. Recessed feature fireplace recess. Single panel central heating radiator. 13 Amp power points. Cupboard housing gas meter.



DINING KITCHEN 15' 11" x 11' 10" (4.85m x 3.60m) maximum: A large versatile and sociable living space.

Kitchen area : PVCu double glazed window overlooking rear courtyard. Range of modern hi gloss laminate fronted eye level and base units in white having grey marble effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built in stainless steel 4-ring gas hob with electric oven/grill below. 13 Amp power points. Space and plumbing for washing machine. Wall mounted Worcester combination boiler and central heating timer controls. PVCu double glazed window to rear courtyard.

Dining area : Feature cast iron fireplace. Matching eye level and base units. Double panel central heating radiator. 13 Amp power points. Return stairs to first floor.

First Floor Landing :

DOUBLE BEDROOM 1 FRONT 11' 11" x 9' 0" (3.63m x 2.74m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Deep recessed wardrobe. Access to roof space.

DOUBLE BEDROOM 2 REAR 10' 3" x 9' 3" (3.12m x 2.82m): PVCu double glazed window to rear aspect with views towards the River Dane. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe with overhead cupboard.

BATHROOM 7' 4" x 4' 8" (2.23m x 1.42m): White suite comprising: close coupled w.c., pedestal wash hand basin and panelled bath with bath/shower mixer. Matt finished white tiles to splashbacks. Wall mounted chrome centrally heated radiator.

Outside :

REAR : Courtyard to right of way over No 38 through shared guinnel onto River Street.

TENURE : Freehold (subject to solicitors' verification).



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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: From our offices proceed along West Street taking the first right into Antrobus Street and then second left into River Street where the property will be found on the left hand side.

