

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.

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Monthly Rental Of £1,600
(exclusive) + fees

- RENOVATED INDIVIDUALLY DESIGNED DETACHED HOME
- LIGHT & AIRY LOUNGE & CONTEMPORARY BREAKFAST KITCHEN WITH UTILITY ROOM
- TWO GENEROUS DOUBLE BEDROOMS TO GROUND FLOOR
- FURTHER DOUBLE BEDROOM TO FIRST FLOOR
- EN SUITE & BATHROOM
- EXPANSIVE TRIPLE WIDTH DRIVEWAY FOR 3 CARS
- PRIVATE ENCLOSED REAR GARDEN
- POPULAR WEST HEATH AREA

TO LET (Unfurnished)

Prepare to be Enchanted! This Lavishly Renovated Detached Home – A Congleton Gem Bordering Paradise! Discreetly nestled within an exclusive enclave of just five properties in the coveted West Heath, bordering idyllic open countryside, awaits a home that truly transcends the ordinary.

This individually designed detached residence, having undergone a meticulous and lavish renovation, is an absolute showstopper, offering a flexible layout perfect for modern life. Step into a welcoming reception hall that hints at the style within.

The heart of the home lies in the sleek contemporary breakfast kitchen, seamlessly flowing into a practical utility room. Prepare to be wowed by the vast living room, bathed in natural light from dual patio doors that beckon you to the private rear garden.

The ground floor also hosts two generously sized double bedrooms, one being a luxurious master suite complete with its own en suite shower room. Following the latest trends, the fabulous family bathroom on this level is a statement in style and sophistication. Ascend to the first floor to discover a third, equally impressive double bedroom.

Outside, enclosed private lawned gardens offer a tranquil retreat, while an expansive triple-width driveway provides ample parking for three vehicles.

Beyond the property's undeniable allure, its location is simply superb. Situated in the highly desirable West Heath, you'll enjoy immediate access to excellent schools like Congleton High, Blackfirs, and Quinta Primary, as well as the convenience of West Heath shopping centre. For commuters, the main arterial routes and the M6 motorway (just 6 miles) are practically on your doorstep, with Manchester Airport a mere 17 miles away via easily accessible roads. The recently completed Congleton Link Road further enhances connectivity.

Congleton itself offers a vibrant lifestyle, blending culture with leisure. Explore independent boutiques, bustling markets, and enjoy performances at the Daneside Theatre or the lively Jazz & Blues Festival. Escape to the natural beauty of Astbury Mere Country Park or unwind in the town's diverse restaurants and bars. With comprehensive retail options and essential services readily available, Congleton provides everything you need. Exceptional connectivity completes the picture: immediate access to major roads and the Congleton Link Road, a swift 10-minute drive to the M6, just 18 miles to Manchester Airport, and easy access to the major rail hub of Crewe (future HS2 link) and Congleton's own railway station with direct links to Manchester and beyond.

This isn't just a home; it's a meticulously crafted lifestyle opportunity in a prime Congleton location. Prepare to fall in love!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Bespoke oak framed porch set on brick pillars with tiled pitch roof. Attractive tiled floors. Composite panelled door with double glazed panels to:

HALL 15' 8" x 6' 9" (4.77m x 2.06m): Single panel central heating radiator. 13 Amp power points. Grey oak effect tiled floor. Cupboard housing Glowworm gas central heating boiler. Return stairs to first floor.

KITCHEN 11' 10" x 11' 9" (3.60m x 3.58m): Two PVCu double glazed windows to front aspect. Low voltage downlighters inset. Extensive range of dark charcoal grey eye level and base units with quartz effect preparation surfaces over having grey composite one and a half sink unit inset. Built-in 4-ring halogen hob with electric oven/grill below and integrated extractor hood over. Space and plumbing for dishwasher. 13 Amp power points. White tiles to splashbacks. Anthracite grey contemporary style radiator. Grey oak effect tiled floor.

SIDE PORCH : Composite panelled door to front. Double panel central heating radiator. Grey oak effect tiled floor.

UTILITY 9' 1" x 3' 2" (2.77m x 0.96m): PVCu double glazed window to side aspect. Stainless steel single drainer sink unit with cupboard beneath. Space and plumbing for washing machine. 13 Amp power points. Separate cupboard with space and vent for tumble dryer.

LOUNGE 19' 5" x 11' 10" (5.91m x 3.60m): Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Television aerial point. Two sets of PVCu sliding patio doors to rear garden.

BEDROOM 1 REAR 11' 10" x 8' 9" (3.60m x 2.66m): Two PVCu double glazed windows to rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point.

EN SUITE 8' 10" x 3' 10" (2.69m x 1.17m): PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C., ceramic wash hand basin with cupboard below. Separate and fully enclosed shower cubicle housing a mains fed shower with glass sliding door. Chrome centrally heated towel radiator. Digital wall mirror with light and de-mister. Grey stone effect tiles to splashbacks. Grey oak effect floor.

BEDROOM 2 SIDE 12' 0" x 11' 9" (3.65m x 3.58m) max: PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 8' 2" x 5' 10" (2.49m x 1.78m): PVCu double glazed window to rear aspect. Modern white suite comprising low level W.C., ceramic wash hand basin with double cupboard below and panelled bath with thermostatically controlled mains fed shower over and glass shower screen. Digital wall mirror with light and de-mister. Chrome centrally heated towel radiator. Grey stone effect tiles to splashbacks. Grey oak effect tiled floor.

FIRST FLOOR :

BEDROOM 3 REAR 16' 10" x 11' 6" (5.13m x 3.50m) plus walk-in bay : Some restricted headroom. PVCu double glazed dormer style windows to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe.

Outside :

FRONT : Block paved triple width driveway for 3 cars. Raised planters.

REAR : Block paved terrace area with lawned gardens. Timber summer house. Gated access to front via both sides.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 4HN

