



## 15 Hertford Close

Congleton, Cheshire CW12 1TB

**Monthly Rental Of £850**

(exclusive) + fees

- MODERN 2 BEDROOM SEMI DETACHED
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- LAWNS TO FRONT AND REAR
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CUL DE SAC LOCATION



## TO LET (Unfurnished)

A FASTIDIOUSLY PRESENTED TWO BEDROOM SEMI DETACHED HOME OFFERED WITH AN UPDATED KITCHEN AND BATHROOM.

Sitting room, dining kitchen, two double bedrooms, bathroom, enclosed lawned gardens and driveway providing off road parking.

Located in the Lower Heath area, with commendable schools literally within a few minutes' walk, and within close vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within walking distance and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes.

This home has been thoughtfully updated in recent years, complete with PVCu double glazing and gas central heating, modern walnut dining kitchen and bathroom offered with a contemporary white suite with electric shower over the bath.

Externally are good sized lawned gardens to the rear whilst to the front is a driveway for two vehicles.

### The accommodation briefly comprises:

(all dimensions are approximate)

**FRONT ENTRANCE** : PVCu door with decorative glazed panel to:

**ENTRANCE HALL** : PVCu double glazed window to side aspect. Door to:

**LOUNGE** 4.64m (15ft 3in) x 3.72m (12ft 2in) 4.62m (15ft 2in) max: PVCu double glazed window to front aspect. Coving to ceiling. Feature fire surround having marble effect inlay and hearth with electric stove. Single panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points. Stairs to first floor.



**DINING KITCHEN** 3.72m (12ft 2in) x 2.74m (9ft 0in) : PVCu double glazed window to rear aspect. Dado rail. Fitted with a range of white fronted eye level and base units having laminate preparation surfaces over with stainless steel single drainer sink unit. 4-Ring gas hob with fitted oven below and extractor hood over. Tiled to splashbacks. Space and plumbing for washing machine. Space and vent for tumble dryer. Double panel central heating radiator. Door to rear garden.

**First floor :**

**LANDING** : Access to roof space. Doors to:

**BEDROOM 1 REAR** 3.75m (12ft 4in) into wardrobe recess x 2.77m (9ft 1in) : PVCu double glazed window to rear aspect. Fitted wardrobes and bedhead recess having cupboards above. Single panel central heating radiator. Television aerial point. 13 Amp power points.

**BEDROOM 2 FRONT** 3.74m (12ft 3in) x 2.19m (7ft 2in) : PVCu double glazed window to front aspect. BT telephone point (subject to BT approval). Single panel central heating radiator. 13 Amp power points.

**BATHROOM** : PVCu opaque double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath having mixer tap with shower attachment. Full tiled walls. Chrome centrally heated towel radiator. Fitted wall cupboard. Shaver point. Built-in cupboard housing Ideal gas combination boiler.

**Outside :**

**FRONT** : Area laid to lawn with tarmacadam driveway providing off road parking for two cars. Path and gate leading to the rear garden.

**REAR** : Mainly laid to lawn with timber garden 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

**TAX BAND**: B

**DIRECTIONS**: Proceed out of Congleton towards Macclesfield. Bear right at the roundabout and turn first right into Jackson Road towards Eaton Bank Academy. Turn first right into Surrey Drive then third left into Wiltshire Drive, left into Norfolk Road. Hertford Close is at the end on the left 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:-

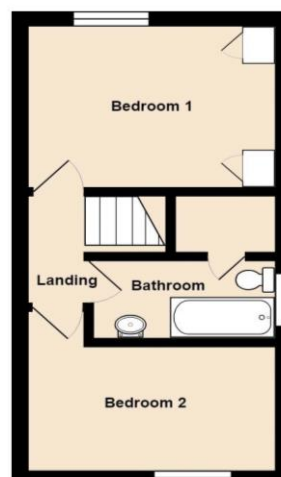
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity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

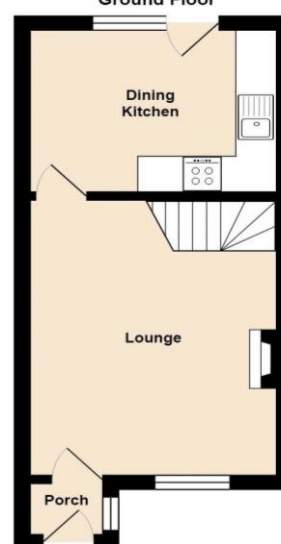
**Pets:** Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

**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)

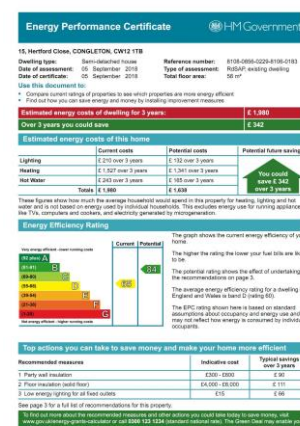


First Floor



Ground Floor

Total Area: 57.7 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only

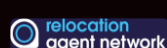


### Disclaimer

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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