

# Timothy a brown



## 13 Holford Street

Congleton, Cheshire CW12 1HA

Monthly Rental Of £795

(exclusive) + fees

- MODERNISED MID TERRACE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN AND BATHROOM
- ENCLOSED REAR COURTYARD
- NEWLY DECORATED & WELL-PRESENTED
- CLOSE TO TOWN CENTRE

## TO LET (Unfurnished)

THIS PROPERTY IS A LITTLE GEM - FIRST TO VIEW WILL LET!! HURRY TO AVOID DISAPPOINTMENT.

NEWLY DECORATED & WELL PRESENTED THROUGHOUT.

This beautifully offered home is positioned discreetly within a stones throw of the town centre, offering its array of shops, bars and restaurants as well as being only a short walk to Congleton Park.

Meticulous and tasteful designs have been introduced to create a bespoke interior, which combines contemporary fittings with the traditional features this home exudes.

The front entrance opens into the lounge through dining room, with a door leading into the kitchen. From the first-floor landing are doors to each of the two double bedrooms and finally is the fitted modern bathroom.

The property is complemented with some PVCu double glazing and full gas central heating.

Outside is a delightful courtyard with ample room for table and chairs - a great space for alfresco dining and BBQ'ing! Unrestricted on street parking is found immediately on Holford Street.

The market town of Congleton is positioned such that it is possible to commute via the nearby M6 or by rail (the house being 1.2 miles from Antrobus Street to Congleton station) to Manchester, Liverpool or Leeds.

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

**ENTRANCE :** Timber panelled and glazed door to:

**LOUNGE THROUGH DINING ROOM 22' 5" x 11' 8" (6.83m x 3.55m):** Timber framed multi-glazed bow window to front aspect. Two double panel central heating radiators. 13 Amp power points. Television aerial point. Feature stone built fireplace. Central open plan staircase to first floor.

**KITCHEN 9' 8" x 8' 9" (2.94m x 2.66m):** PVCu double glazed window to rear aspect. Modern fitted kitchen with cream hi-gloss eye level and base units with lime washed oak preparation surface over with stainless steel single drainer sink unit inset. Built-in 4 ring gas hob with electric oven/grill below and integrated extractor canopy over. Space and plumbing for washing machine. Space for fridge / freezer. Wall mounted Ideal gas combi boiler. 13 Amp power points. Double panel central heating radiator. PVCu double glazed door to rear yard.

**First floor :**

**LANDING :** Deep recessed store cupboard.

**BEDROOM 1 FRONT 11' 7" x 9' 3" (3.53m x 2.82m):** Timber framed multi glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 9' 11" x 6' 9" (3.02m x 2.06m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in store cupboard.

**BATHROOM 8' 8" x 4' 2" (2.64m x 1.27m):** PVCu double glazed window to rear aspect. Modern white suite comprising low level W.C., pedestal wash hand basin and panelled bath with bath/shower mixer. Single panel central heating radiator.

**Outside :**

**REAR :** Enclosed walled yard with right of way over No. 11 and No.9 Holford Street.

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** A

**AGENTS NOTE :** Under the Estate Agents Act 1979 we disclose to any prospective tenant that this property is being let on behalf of a member of staff associated with Timothy A Brown Estate Agents.

**DIRECTIONS:** From our office proceed along West Street, taking the first right into Antrobus Street, then take your second right into Holford Street where number 13 will be found on the right hand side clearly identified by our To Let board.

### 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:-

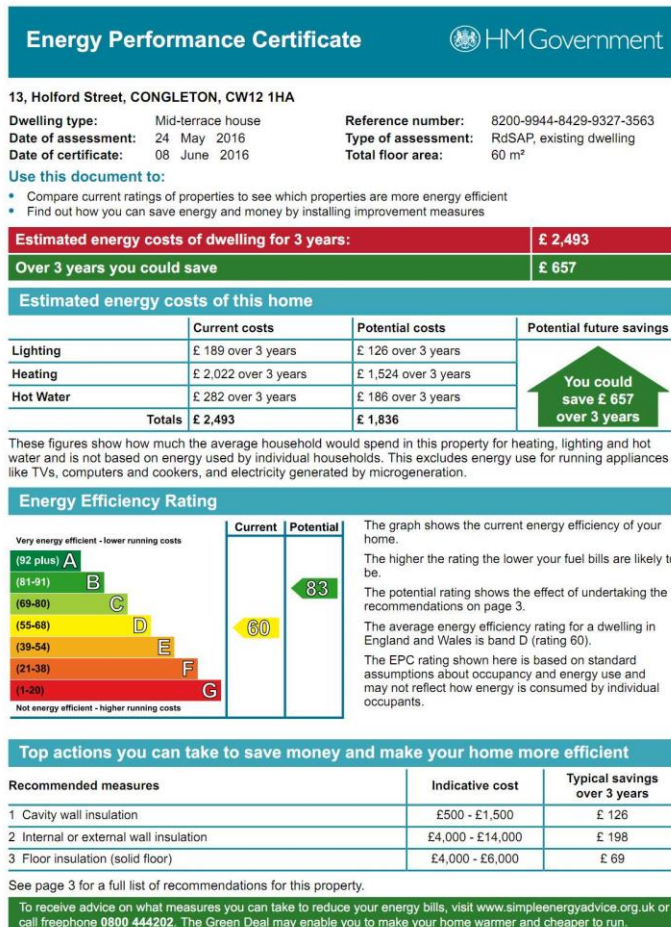
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity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