

**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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

Energy performance certificate (EPC)

11 Osprey Drive  
Congleton  
CW12 3UR

Energy rating

A

Valid until:

5 November 2034

Certificate number:

1434-3739-4009-0386-4206

Property type

Semi-detached house

Total floor area

84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 92 A    | 92 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

11 Osprey Drive,  
Congleton, Cheshire CW12 3UR

Monthly Rental Of £1,395  
(exclusive) + fees

- THREE BEDROOM SEMI DETACHED HOME
- LOUNGE & FULLY EQUIPPED KITCHEN DINER
- UTILITY ROOM & GUEST CLOAKROOM
- STYLISH FAMILY BATHROOM & EN-SUITE TO MASTER BEDROOM
- DOUBLE WIDTH DRIVEWAY
- GENEROUS GARDENS
- WALKING DISTANCE OF TOWN CENTRE



Modern Family Living with Double Width Parking

Discover this practical and beautifully designed semi-detached home on The Moorings , offering three bedrooms and a highly sought-after double-width parking space. This property is meticulously crafted for family life, blending comfortable living spaces with excellent connectivity.

Thoughtful Layout & Stylish Interiors

Step inside to a welcoming entrance hall. At the front of the property, the light-filled lounge beckons with its large picture window. Spanning the majority width of the rear, the fantastic open-plan kitchen/dining area is the heart of the home. This bright family space overlooks the safely enclosed, lawned and fenced garden, with French doors inviting the outdoors in and enhancing the spacious feel. A convenient utility room and a discreet downstairs WC add to the ground floor's practicality.

The first floor hosts three well-proportioned bedrooms. Two are comfortable double bedrooms, including a generous master with a luxurious en-suite featuring a heated towel rail and rainfall shower – a perfect private retreat. A further single bedroom benefits from a compact storage cupboard, ideal for organisation. Completing this floor is a stylish family bathroom, also equipped with a heated towel rail, and an additional handy storage cupboard. All bathrooms are fitted with contemporary white sanitaryware by Ideal Standard.



Outdoor Space & Connectivity

Outside, the double-width driveway at the front provides ample parking for two cars. To the rear, the gardens offer a private oasis, being mainly laid to lawn with a paved terrace seating area, perfect for relaxation and outdoor entertaining.

Explore Congleton & Beyond

The Moorings boasts excellent transport links to the North West. You're just a 15-minute drive from Junction 17 of the M6 motorway, the region's primary arterial route, providing easy access to surrounding towns and cities. Manchester International Airport is only 17 miles away, and the property is also conveniently located within a 10-minute drive from Holmes Chapel train station, which offers direct commuter links between Manchester Piccadilly and Crewe, with Intercity connections to London Euston.

Congleton itself offers a delightful blend of cultural and leisure activities. The town hosts a variety of independent and chain shops, alongside regular markets and craft fairs. Enjoy the local cultural scene at the Daneside Theatre, or explore the beautiful countryside at Astbury Mere Country Park. With a broad range of restaurants and bars, it's effortlessly possible to unwind and socialise with family and friends after a busy week.



The accommodation briefly comprises:  
(all dimensions are approximate)

**FEATURE CANOPY PORCH :** High security steel skinned panelled door with double glazed panel to:

**HALL :** Double panel central heating radiator. 13 Amp power points. Stairs to first floor.

**LOUNGE 14' 3" x 13' 9" (4.34m x 4.19m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Understairs store cupboard.

**DINING KITCHEN 13' 5" x 10' 9" (4.09m x 3.27m):** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern matt wood effect eye level and base units in light grey, having marble effect preparation surface over with stainless steel single drainer sink unit inset with chrome mixer tap. Built in stainless steel 4 ring gas hob with electric oven/grill below with stainless steel extractor canopy over. Integrated fridge/freezer. Integrated dishwasher. Double panel central heating radiator. 13 Amp power points. Ceramic floor tiles. PVCu double glazed French doors to rear garden.

**UTILITY AREA 5' 6" x 4' 1" (1.68m x 1.24m):** Marble effect preparation surface with space and plumbing for washing machine. Ceramic floor tiles.

**CLOAKROOM :** White suite comprising: Low level W.C. with concealed cistern and wall hung wash hand basin. Single panel central heating radiator. Ceramic floor tiles.

First Floor :

**GALLERIED LANDING :** Spindled balustrade. 13 Amp power points. Airing cupboard housing Ideal logic combi boiler. Access to roof space.

**BEDROOM 1 FRONT 10' 8" x 9' 8" (3.25m x 2.94m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.



**EN SUITE 7' 7" x 4' 6" (2.31m x 1.37m):** Low voltage downlighters inset. Extractor fan. Modern white suite comprising: Low level W.C. with concealed cistern and wash hand basin with chrome mixer tap. Large double sized shower cubicle housing a mains fed shower with glass sliding door and grey feature tiles. Grey oak effect flooring.

**BEDROOM 2 REAR 10' 8" x 10' 0" (3.25m x 3.05m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 7' 4" x 6' 10" (2.23m x 2.08m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Overstairs store cupboard.

**BATHROOM 6' 10" x 5' 7" (2.08m x 1.70m):** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extractor fan. Modern white suite comprising: Low level W.C. with concealed cistern and wash hand basin. Panelled bath with electric shower over. Feature tiles to splashbacks. Chrome centrally heated towel radiator. Grey oak effect flooring. Shaver point.

Outside :

**FRONT :** Double width tarmacadam driveway for two cars.

**SIDE :** Path leading to gated access to rear.

**REAR :** Paved terrace seating area beyond which are lawned gardens, all encompassed with timber lapped fencing. Cold water tap. Access to the front.

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

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

**LOCAL AUTHORITY:** Cheshire East      **TAX BAND:** TBC

**DIRECTIONS:** SATNAV CW12 3UR

