

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

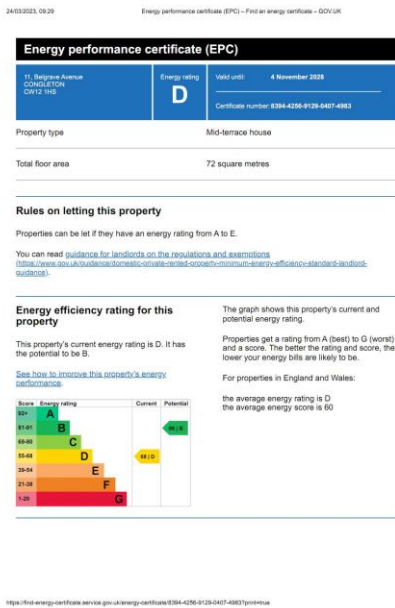
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee)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



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11 Belgrave Avenue
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Monthly Rental Of £950
(exclusive) + fees

- WELL PRESENTED MID TERRACE HOME
- RECENTLY DECORATED & NEW FLOORING THROUGHOUT
- THREE BEDROOMS
- DOUBLE WIDTH DRIVEWAY FOR TWO CARS
- REAR GARDEN WITH TERRACE PATIO & LAWN
- POPULAR LOWER HEATH AREA

TO LET (Unfurnished)

A light and airy mature mid terrace property, with well-balanced room sizes, and three very well proportioned bedrooms.

Recent cosmetic overhaul to include fresh new flooring and decoration throughout, stylish kitchen and superbly cool bathroom that cleverly offers utility space too!

The outside space is superb too, where there's a rear garden, having terrace patio area and lawns, and which overlooks a primary school playing field!

Outside to the front is a DOUBLE WIDTH DRIVEWAY FOR TWO CARS.

Situated in a popular locality, which within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position allows convenient access to the main Manchester and Macclesfield arterial routes.

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 & Blues Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration.



With Congleton's broad range of restaurants 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.

Lower Heath has outstanding transport and communications links :

- Immediate access to A34 and the 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.
- Lower Heath is a 10 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)

ENTRANCE : PVCu double glazed door to:

RECEPTION HALL : Single panel central heating radiator. Stairs to first floor.

LOUNGE : PVCu double glazed bow window to front aspect. Single panel central heating radiator. Feature fireplace with tiled hearth and low level cupboards fitted to each alcove. Oak effect floor.

BREAKFAST KITCHEN : PVCu double glazed window to rear aspect. Modern fitted 'IKEA' kitchen with eye level and base units with preparation surfaces over and stainless steel single drainer sink unit inset. Built-in 4-ring electric hob with electric oven/grill below and extractor hood over. Integrated dishwasher. Single panel central heating radiator. 13 Amp power points. White metro tiles to splashbacks. 13 Amp power points. Slate effect tiled floor. Understairs pantry. PVCu double glazed door to outside.

BATHROOM : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C., ceramic wash hand basin with cupboards below. Tiled panelled bath with mains fed shower over and glass shower screen. Chrome centrally heated towel radiator. Washing machine (not the landlord responsibility to repair/replace if breaks down) Tiled splashbacks. Tiled floor.



LANDING : Access to roof space.

BEDROOM 1 FRONT : Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

BEDROOM 2 REAR : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Wall mounted mains combi gas boiler.

BEDROOM 3 REAR : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

OUTSIDE :

FRONT : Double width driveway for two cars.

REAR : Extensive Indian stone paved terrace beyond which are lawned gardens.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND:

DIRECTIONS: SATNAV: CW12 1HS

