

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.

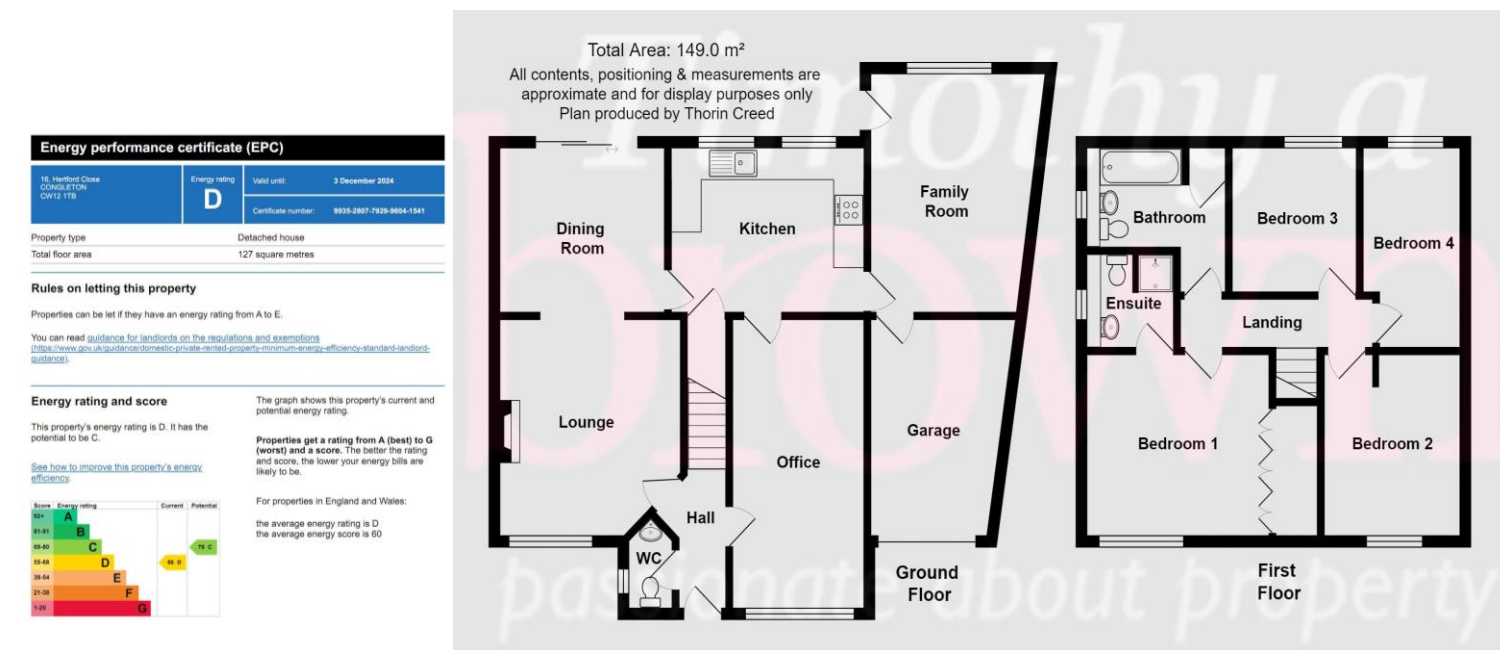
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- 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



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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown
www.timothyabrown.co.uk

Timothy a brown



16 Hertford Close
Congleton, Cheshire CW12 1TB

Monthly Rental Of £1,700
(exclusive) + fees

- EXTENDED DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS
- FOUR BEDROOMS / TWO BATHROOMS
- ATTACHED SINGLE GARAGE
- DRIVEWAY FOR SEVERAL CARS
- CUL DE SAC CORNER PLOT LOCATION
- POPULAR LOWER HEATH AREA
- THE RENT INCLUDES THE SERVICES OF A GARDENER

TO LET (Unfurnished)

Are you looking for the perfect family home, which has been cleverly extended, and located in a well hidden cul-de-sac within the desirable LOWER HEATH area, with reputable schools in striking distance and commuter links on its doorstep?

Do you require a house with established and exceptional sized gardens, plus an attached SINGLE GARAGE and ample driveway, FOUR spacious bedrooms, en-suite, family bathroom, and an array of NO LESS THAN FOUR light and airy reception rooms?

Well, look no further than 16 Hertford Close!! This property ticks so many boxes you will be rushing back to pack yours!

Why you'll like it....

Set back behind an ample driveway and established grounds, within a small cul de sac of similar ilk residences. Discreetly located in the Lower Heath area, and ideal for the commuter due to the convenient road links to Macclesfield and the A34 Manchester directions. Its proximity to Congleton Town centre, Eaton Bank Academy, Congleton Retail Park, plus its accessibility to Westlow Mere and the surrounding countryside bring much added value to the fine location.

Through the front door you pass into the reception hall with cloakroom off and staircase to the first floor. Doorways lead to the impressive sized lounge which flows into the separate dining



room with sliding door opening into the vast gardens. The spacious kitchen blessed with ample storage enjoys an aspect over the gardens, and then from here is a really useful additional family room. Completing the ground floor space, which was originally the garage, is now converted to a further reception room, currently used as an office/study.

Bedrooms and bathrooms...

A landing to the first floor, delivers you to FOUR bedrooms, with the master bedroom complemented with fitted wardrobes and en-suite bathroom, and finally is the family bathroom.

Outside you have to see!

The gardens are exceptionally large, and they're mainly laid to lawn, maybe a "football pitch" for the kids or, for keen gardeners - this is heaven! There are fantastic paved areas great for alfresco entertaining. Practically, and to the front is an ample driveway, easily to accommodate the parking of numerous cars.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Wood grain effect high security panelled door with arched double glazed upper light.

HALL : Natural oak floor. Contemporary style radiator. Stairs to first floor.

SEPARATE W.C. : PVCu double glazed window to side aspect. White suite comprising low level W.C. and vanity corner wash



hand basin. Half tiled walls. Single panel central heating radiator. Ceramic tiled floor.

OFFICE/FAMILY ROOM 17' 10" x 8' 4" (5.43m x 2.54m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Natural oak floor.

LOUNGE 13' 9" x 12' 1" (4.19m x 3.68m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Natural oak floor. Feature fireplace with coal effect electric fire inset, with marble effect hearth and back with plain fire surround (decorative purposes only). Large squared opening to:

DINING ROOM 11' 0" x 10' 5" (3.35m x 3.17m): Single panel central heating radiator. 13 Amp power points. Natural oak floor. PVCu double glazed sliding patio door to rear garden.

KITCHEN 12' 11" x 10' 4" (3.93m x 3.15m): Two PVCu double glazed windows to rear aspect. Range of laminated fronted eye level and base units having marble effect roll edge formica preparation surfaces over with ceramic one and a half bowl sink unit inset with mixer tap. Slot-in electric cooker. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Double panel central heating radiator. 13 Amp power points. Ceramic tiled floor.

FAMILY ROOM/PLAYROOM/MUSIC ROOM 10' 8" x 15' 2" (3.25m x 4.62m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Ceramic tiled floor. PVCu double glazed door to outside. Door to integral garage.

First floor :

LANDING : Natural oak flooring. Access to roof space.

BEDROOM 1 FRONT 12' 2" x 12' 1" (3.71m x 3.68m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Range of built-in wardrobes to one wall.

EN SUITE : PVCu double glazed window to side aspect. Modern white suite comprising low level W.C., pedestal wash hand basin



and enclosed shower cubicle housing Triton electric shower with glass door and tiled to enclosure. Single panel central heating radiator. Oak effect floor.

BEDROOM 2 FRONT 12' 0" x 8' 8" (3.65m x 2.64m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 1" x 8' 4" (2.77m x 2.54m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 12' 5" x 6' 5" (3.78m x 1.95m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 5" x 6' 3" (2.56m x 1.90m): PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Fully tiled walls. Single panel central heating radiator. Oak effect floor. Airing cupboard housing Vaillant combi boiler.

FRONT : Extensive driveway with parking for numerous vehicles.

REAR : Extending from the rear of the property is a good sized paved terrace seating area beyond which are lawned gardens bound with deep well stocked and established flower borders, all enclosed with timber lapped fencing. Cold water tap. Light. Side store area with gated access to the front.

INTEGRAL GARAGE 13' 7" x 9' 1" (4.14m x 2.77m) internal measurements: Up and over door. Power and light.

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

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

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

DIRECTIONS: SATNAV CW12 1TB

