



6 Heywood Street

Congleton, Cheshire CW12 4DL

Monthly Rental Of £595

(exclusive) + fees

- FIRST FLOOR FLAT
- DOUBLE BEDROOM
- GAS CENTRAL HEATING
- CONGLETON TOWN CENTRE LOCATION

TO LET (Unfurnished)

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This particular first floor apartment forms part of a three storey period style end of terrace located within the heart of Congleton allowing extremely convenient access to the town centre which offers an array of shops, bars and restaurants. It is located close to the cricket ground and bowls club and the lawn tennis club is 200 metres away.

Complemented with gas central heating with the main accommodation comprising: double bedroom, lounge, bathroom and kitchen.

The market town of Congleton is positioned such that it is possible to commute via the nearby M6 or by rail (1.3 miles from Heywood Street to Congleton station) to Manchester, Liverpool, London or Leeds.

The accommodation briefly comprises

(all dimensions are approximate)

GROUND FLOOR ENTRANCE :

STAIRS TO :

FIRST FLOOR ACCOMMODATION :

DOUBLE BEDROOM 3.76m (12ft 4in) x 3.35m (11ft 0in) : Window to front aspect. Single panel central heating radiator. 13 Amp power points.

LOUNGE 4.11m (13ft 6in) x 3.68m (12ft 1in) : A good sized room with feature fireplace with tiled hearth and back with Adams

style fire surround. Double glazed window to side aspect. Dado rail. Single panel central heating radiator. 13 Amp power points.

INNER HALLWAY : Door to:

BATHROOM : Opaque window to side aspect. Suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Tiled to splashbacks. Single panel central heating radiator.

KITCHEN/DINER 3.07m (10ft 1in) x 2.74m (9ft 0in) : Window to Elizabeth Street elevation. A range of wall and base units having roll edge formica preparation surfaces over with Stainless Steel single drainer sink unit inset. Wall mounted combination boiler. Space for slot-in gas cooker. Space and plumbing for washing machine. Single panel central heating radiator. Tiled to splashbacks.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: From our office proceed along West Street, take the third left onto Booth Street then first left onto Heywood Street where number 6 will be found on the right 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:-

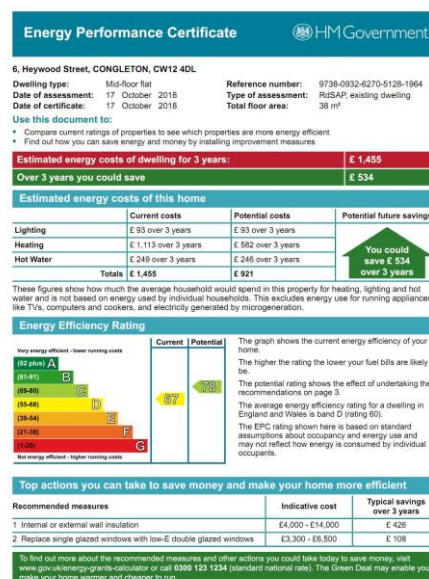
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity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

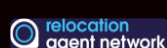


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Disclaimer

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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