

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.

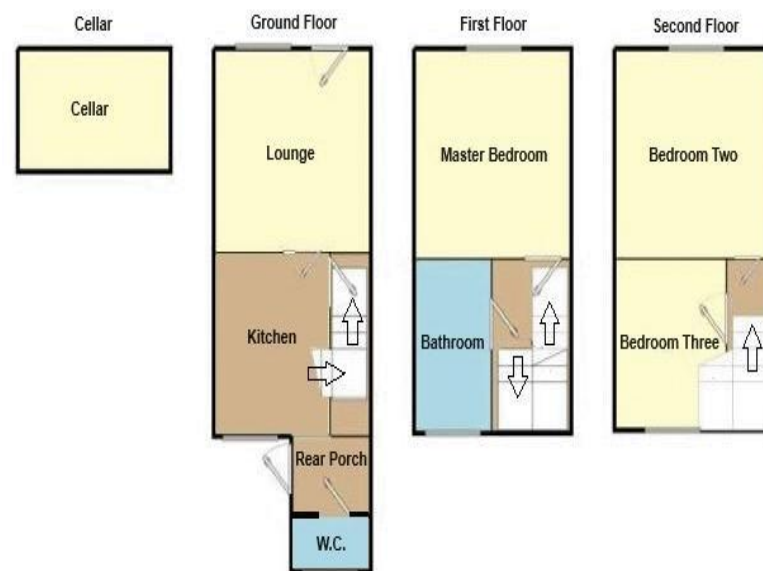
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- 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.

Timothy a brown



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23 Waggs Road
Congleton, Cheshire CW12 4BP

Monthly Rental Of £825
(exclusive) + fees

- THREE STOREY MID TERRACE
- IN EXCELLENT ORDER
- THREE BEDROOMS
- REAR ENCLOSED COURTYARD
- WALKING DISTANCE FROM TOWN CENTRE

EXCELLENT ORDER

3 BEDROOMS***MODERN KITCHEN AND BATHROOM***POPULAR LOCATION WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE, CONGLETON PARK AND LEISURE CENTRE***

You just have to view this lovely home! The solid, secure front door opens to the lounge with large window and high ceiling. Beyond is the stylish modern kitchen with hi gloss units, concrete effect surfaces and built in hob and oven. The rear porch provides access to the rear yard, and off here is a useful cloakroom.

To the first floor is the main bedroom and modern bathroom. A staircase then leads up to the second floor which offers bedrooms 2 and 3.

Outside and to the rear, is an enclosed courtyard with raised timber decked terrace, a super outside space, perfect for alfresco entertaining.

The property occupies an excellent and convenient location close to the centre of town with it's shops, bars and restaurants as well as being only a short walk to Congleton Park and Railway Station. Literally within a 'stones' throw' of the town centre and its shops, bars and restaurants. The "award winning" Congleton Park is found close by which is a majestic place, with



children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London. The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

With Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

LOUNGE 11' 1" x 11' 1" (3.38m x 3.38m): PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Feature fireplace with Adams style fire surround. Grey oak effect floor.

KITCHEN 9' 5" x 8' 10" (2.87m x 2.69m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Coving to ceiling. Range of modern hi gloss eye level and base units in white with en-trend concrete effect preparation surface over with built-in 4 ring halogen hob and electric oven/grill below with stainless steel extractor canopy hood over. Built in stainless steel single drainer sink unit inset. Space and plumbing for a washing machine. Double panel central heating radiator. 13 Amp power points. Grey oak effect floor. Stairs to first floor.



REAR PORCH : Tiled floor. Built in store cupboard. PVCu double glazed door to outside.

SEPARATE W.C. : PVCu double glazed window to rear aspect. White suite comprising: Low level W.C. and pedestal wash hand basin. Chrome centrally heated towel radiator. Grey oak effect floor.

First Floor :

LANDING : PVCu double glazed window to rear aspect. Stairs to second floor. Doorways to Bedroom 1 & Bathroom.

BEDROOM 1 FRONT 11' 8" x 11' 6" (3.55m x 3.50m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 9' 4" x 6' 0" (2.84m x 1.83m): PVCu double glazed window to rear aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Light grey tiles to splashbacks.

Second Floor :

BEDROOM 2 FRONT 11' 8" x 11' 0" (3.55m x 3.35m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 1" x 9' 2" (3.07m x 2.79m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in cupboard housing Main combi gas boiler.

Outside :

REAR : Small enclosed courtyard with a timber decked area. Cold water tap. Gated access allowing pedestrian access onto Lime Street.



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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SAT NAV: CW12 4BP

