

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.

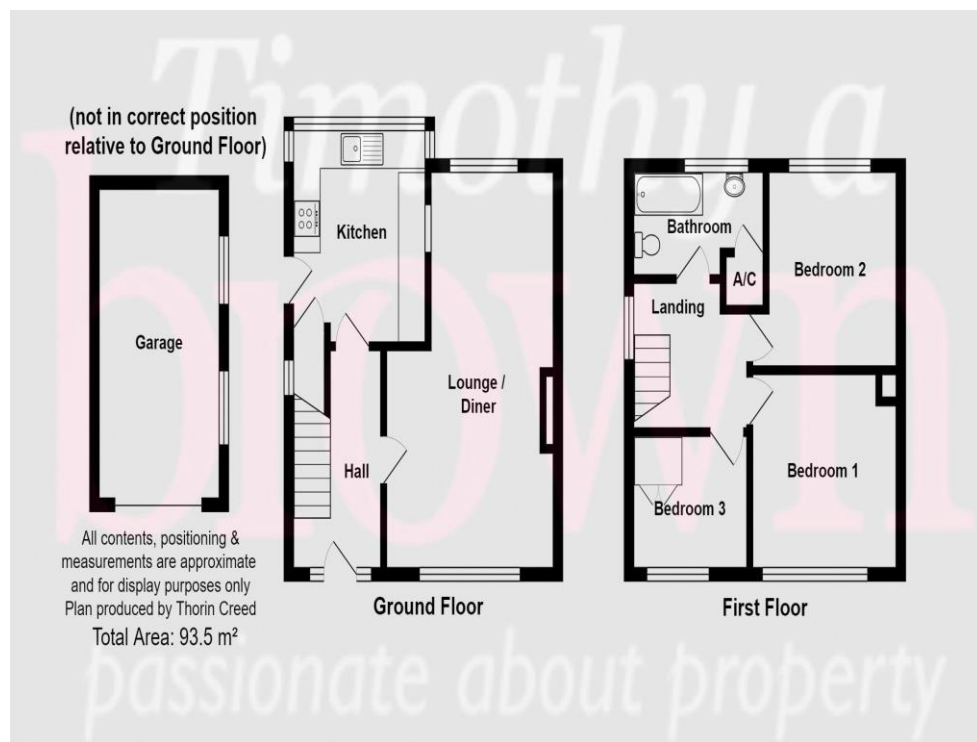
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- 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.

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20 Fields Road
Congleton, Cheshire CW12 3BA

Monthly Rental Of £1,100
(exclusive) + fees

- PRIME MOSSLEY LOCATION – CLOSE TO SHOPS, SCHOOLS, STATION & COUNTRYSIDE
- TASTEFULLY PRESENTED TWO/THREE BEDROOM HOME
- SPACIOUS LOUNGE THROUGH DINING ROOM – FILLED WITH NATURAL LIGHT
- FITTED KITCHEN WITH CREAM-FRONTED UNITS & APPLIANCES
- TWO GENEROUS DOUBLE BEDROOMS PLUS VERSATILE THIRD BEDROOM/STUDY
- STYLISH BATHROOM SUITE WITH WHITE SUITE
- GENEROUS GARDENS TO FRONT & REAR
- DETACHED GARAGE & EXTENSIVE DRIVEWAY PROVIDING EXCELLENT PARKING

TO LET (Unfurnished)

Prime Mossley Location – Stylish Two/Three Bedroom Home with Generous Gardens, Detached Garage & Ample Driveway Set in the highly sought-after Mossley area, this well presented home offers the perfect blend of style, comfort, and convenience.

Positioned within easy reach of Hightown’s local shops, well-regarded schools, the railway station, and Congleton Golf Club, the property also benefits from being just moments away from stunning open countryside – ideal for those who enjoy the outdoors.

The property itself impresses from the outset, with PVCu double glazing, gas central heating, and an extensive driveway that leads to a detached brick-built garage. The gardens are a particular highlight, offering an excellent space to relax or entertain.

Step inside and you are welcomed by a bright reception hall with stairs rising to the first floor.

The generous lounge flows seamlessly into the dining area, filled with natural light and creating the perfect space for both family living and entertaining.

To the rear, the modern fitted kitchen enjoys delightful garden views and boasts an extensive

range of cream-fronted units with integrated appliances.

Upstairs, a landing gives access to three bedrooms – two generous doubles and a versatile third, ideal as a study or nursery. Completing the accommodation is the family bathroom fitted with a contemporary white suite.

This is a wonderful opportunity to secure a home in one of Congleton’s most desirable locations, combining tasteful presentation with excellent amenities and outdoor space.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : PVCu entrance door with inset stained glass double glazed panels with matching windows to both sides to:

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

LOUNGE/DINING ROOM 6.4m (21ft 0in) x 2.84m (9ft 4in) narrowing to 2.84m (9ft 4in) (max): PVCu double glazed windows to front and rear aspects. Coving to ceiling. Living flame coal effect gas fire set on tiled hearth with stone surround. Double panel central heating radiator. 13 Amp power points.

KITCHEN 3.4m (11ft 2in) max x 2.97m (9ft 9in) : PVCu double glazed window to rear aspect. Fitted with a modern range of cream fronted eye level and base units having woodblock effect roll edge preparation surfaces over with stainless steel single drainer sink unit inset and mixer tap. Zanussi inset 4-ring halogen hob with extractor hood over. Integrated Zanussi electric oven and grill. Integrated fridge. Space and plumbing for washing machine. Hatch to dining room. Contemporary vertical radiator.

Tiled to splashbacks. Built-in understairs cupboard having light and window. 13 Amp power points. PVCu door with opaque double glazed panels to side.

First floor :

LANDING : PVCu double glazed window to side aspect. Access to roof space. Doors to:

BEDROOM 1 FRONT 3.28m (10ft 9in) max x 3.17m (10ft 5in) : PVCu double glazed window to front aspect. Single panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points.

BEDROOM 2 REAR 3.12m (10ft 3in) x 2.84m (9ft 4in) plus door recess: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT / STUDY 2.62m (8ft 7in) narrowing to 1.6m (5ft 3in) x 2.21m (7ft 3in) narrowing to 0.97m (3ft 2in): PVCu double glazed window to front aspect. Built-in cupboard over stair bulkhead. Double panel central heating radiator. 13 Amp power points. Ideal for use as study room.

BATHROOM 9' 9" x 5' 4" (2.97m x 1.62m): PVCu opaque double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath having Triton electric shower over. Fully tiled walls. Single panel central heating radiator. Built-in cupboard housing Main gas combination central heating boiler.

Outside :

FRONT : Lawn area with shrubs and hedging. Gated driveway continues to the side of the property providing ample off-road parking.

DETACHED SINGLE GARAGE 5.08m (16ft 8in) x 2.74m (9ft 0in) Internal Measurements: Up and over door. Two windows to side.

REAR : Lawn area with hedging. Paved patio area.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3BA

