

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

Energy performance certificate (EPC)

93, Lomas Way
CONGLETON
CW12 2GH

Energy rating
B

Valid until: 26 September 2029
Certificate number: 8761-7631-6550-8683-6926

Property type
Semi-detached house

Total floor area
79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

54

B

96

A

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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93 Lomas Way,
Congleton, Cheshire CW12 2GH

Monthly Rental Of £1,300
(exclusive) + fees

- MODERN THREE BEDROOM SEMI DETACHED HOME
- ELEGANT LOUNGE & WELL-EQUIPPED DINING KITCHEN
- SPACIOUS MASTER BEDROOM WITH EN SUITE & FITTED WARDROBES
- LUXURY FAMILY BATHROOM
- ENCLOSED LAWNED GARDENS & PRIVATE PARKING FOR 2 CARS
- CLOSE TO AMENITIES, SCHOOLS & COMMUTER LINKS
- LOCATED ON THE FRINGE OF THE TOWN

TO LET (Unfurnished)

****Modern THREE bed semi detached home****Lovely order throughout****Secure discreet tandem driveway with parking for up 2 cars****Enclosed gardens* *Edge of town location* *Convenient access to main arterial routes to Manchester and Macclesfield**

Cool, calm and sophisticated, this three bedroom semi detached home is enveloped in light and comfort. Located at Alderley Gate, Congleton this really could be the perfect new home and lifestyle you have been looking for. Set within a stone’s throw of the beautiful Cheshire countryside and a short drive to the spectacular scenery of the Peak District National Park. Congleton itself is a quaint little town full of bustling little shops that fill the high street. You will find all your everyday amenities here including hairdressers, banks and an array of eateries to choose from.

Entering through the reception hall, leads to the elegant lounge a generous light and airy space. The impressive well equipped dining kitchen offers French doors opening to the garden, making this the perfect entertaining space with a discreet utility and guest cloakroom off, completing the ground floor.

The upstairs boasts three bedrooms, enjoy privacy and peace and quiet in the spacious master bedroom, with it’s own en suite shower room and fitted wardrobes. The other two bedrooms share the luxurious family bathroom.

Externally this home benefits from enclosed lawned gardens and a private driveway for 2 cars.

With beautiful Cheshire countryside on its doorstep, and its location also absolutely ideal for walking access to the well regarded ‘Eaton Bank Academy’. Close by



is 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 to the north of Congleton 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 & Blue Festival enhance an active cultural scene.

Astbury Mere Country Park is ideal for easy exploration. With Congleton’s broad range of restaurant 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.

Congleton has outstanding transport and communication 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.
- Congleton 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.

- Congleton 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 : Composite panelled door with glazed centre panel to:

HALL : Single panel central heating radiator. 13 Amp power points. Grey oak effect flooring. Stairs to first floor.

LOUNGE 14' 5" x 12' 1" (4.39m x 3.68m): PVCu double glazed window to front aspect. Two single panel central heating radiators. 13 Amp power points. Grey oak effect flooring. Understairs store cupboard.

KITCHEN 12' 2" x 12' 0" (3.71m x 3.65m): Low voltage downlighters inset. Range of hi-gloss eye level and base units in white with grey concrete effect preparation surfaces over, with black composite 1.5 bowl sink unit inset. Built in 4-ring halogen hob with stainless steel Bosch extractor hood over. Built in Bosch fan assisted oven/grill. Integrated dishwasher and fridge freezer. Double panel central heating radiator. 13 Amp power points. Grey oak effect flooring. PVCu double glazed French doors to outside rear.

UTILITY AREA 6' 0" x 3' 3" (1.83m x 0.99m): Range of hi-gloss eye level and base units with grey concrete effect preparation surfaces, with space and plumbing for washing machine. Cupboard housing Ideal gas combi boiler.

CLOAKROOM : White suite comprising: Low level W.C. and wall mounted wash hand basin. Single panel central heating radiator. Grey oak effect flooring.



First Floor :

BEDROOM 1 REAR 9' 8" x 9' 2" (2.94m x 2.79m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobes with mirrored sliding doors.

EN-SUITE 8' 6" x 3' 10" (2.59m x 1.17m) plus door recess: PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., wall mounted wash hand basin and double sized shower cubicle housing a mains fed shower. Tiled to splashbacks. Wall mounted centrally heated towel radiator.

BEDROOM 2 FRONT 10' 2" x 8' 9" (3.10m x 2.66m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 6' 10" x 6' 6" (2.08m x 1.98m) plus door recess: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Deep overhead store cupboard.

BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C., wall hung wash hand basin and panelled bath with bath/shower mixer. Walls tiled to splashbacks. Shaver point. Wall mounted centrally heated towel radiator.

Outside :

REAR : Small paved patio area beyond which are lawned gardens encompassed with timber lapped fencing. Gated access to front. Cold water tap.

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

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

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

DIRECTIONS: SATNAV CW12 2GH

