

#### 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](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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71 Albert Street

Biddulph, Stoke-On-Trent, Staffordshire ST8 6DT

Monthly Rental Of £825  
(exclusive) + fees

- WELL PRESENTED UPDATED VICTORIAN SEMI DETACHED HOME
- BRIGHT & AIRY LOUNGE & SPACIOUS DINING ROOM
- MODERN FITTED KITCHEN & GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- UNRESTRICTED ON-STREET PARKING
- CLOSE TO BIDDULPH TOWN CENTRE

TO LET (Unfurnished)

A Remodelled Victorian Home with Chic, Contemporary Style Step inside this refurbished Victorian semi detached home, where classic character meets modern design.

Thoughtfully finished, creating a home that feels both stylish and welcoming.

Perfectly positioned within easy walking distance of Biddulph town centre, the property benefits from full PVCu double glazing, gas central heating, and the advantage of unrestricted on-street parking.

The accommodation comprises a bright lounge, a spacious dining room, a modern fitted kitchen, and a ground-floor bathroom. Upstairs, there are two comfortable bedrooms.

Outside, an enclosed rear garden with terrace and lawn provides a private and low-maintenance outdoor space.

Biddulph offers the perfect balance of town and country living — with a great selection of shops, cafés, pubs, and restaurants, as well as a fitness centre and scenic outdoor pursuits. You’re just minutes from the National Trust’s award-winning Biddulph Grange Gardens and surrounded by the rolling countryside of Staffordshire and the nearby Peak District National Park. With Congleton only five miles north, offering excellent



transport links to the M6 motorway and mainline rail services, this charming home is ideally located for commuters and nature lovers alike.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

VESTIBULE : Picture rail. Attractive tiled floor.

LOUNGE 11' 10" x 11' 1" (3.60m x 3.38m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature fireplace with tiled hearth. Corner cupboard.

DINING ROOM 12' 0" x 12' 0" (3.65m x 3.65m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Feature cast iron fireplace with stone hearth and painted Adam style fire surround. Stairs to first floor. Understairs store cupboard.

KITCHEN 14' 9" x 6' 0" (4.49m x 1.83m): PVCu double glazed window to side aspect. Modern fitted kitchen with eye level and base units with white preparation surface over and stainless steel single drainer sink unit unit. Built-in 4-ring electric hob with electric oven/grill below and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Single panel central heating radiator. 13 Amp power points.

REAR PORCH : Single panel central heating radiator. PVCu double glazed door to outside.

DOWNSTAIRS BATHROOM 9' 4" x 5' 7" (2.84m x 1.70m): PVCu double glazed window to side aspect. White suite comprising low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Double panel central heating radiator. Fully tiled walls. Low voltage downlighters inset.

First Floor Landing :



BEDROOM 1 FRONT 11' 2" x 11' 1" (3.40m x 3.38m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 12' 2" x 11' 9" (3.71m x 3.58m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Cupboard housing gas combi boiler.

Outside :

FRONT : Pedestrian gate to forecourt.

REAR : Paved yard area with steps down to a block paved patio with terrace seating area and lawned garden beyond. Cold water tap. Gates access to front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: A

DIRECTIONS: SATNAV: ST8 6DT



10/3/25, 4:24 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

71 Albert Street  
Biddulph  
STOCKPORT  
ST8 6DT

Energy rating  
**E**

Valid until: 10 March 2035  
Certificate number: 2138-1112-1911-6064-1083

Property type

Semi-detached house

Total floor area

75 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-standards-guidance](#)

Energy rating and score

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

https://find-energy-certificate.service.gov.uk/energy-certificate/2138-1112-1911-6064-1083

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