

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:-

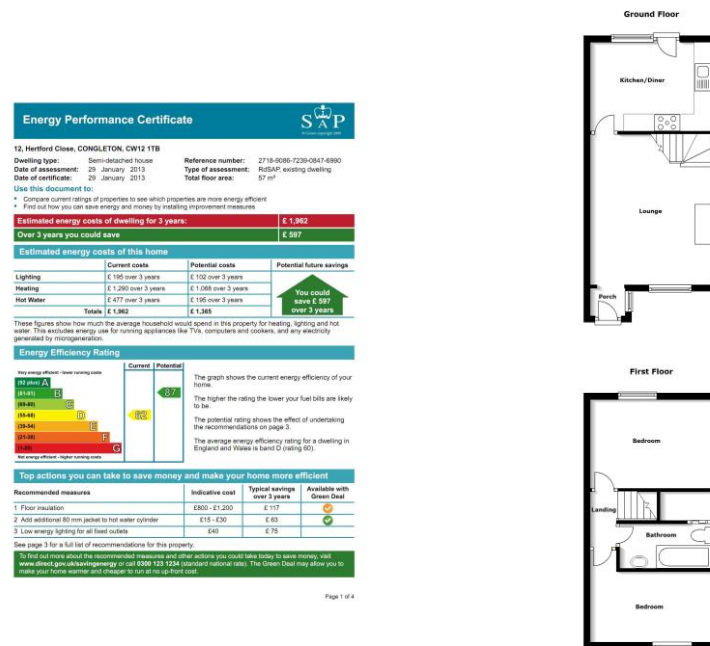
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity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

WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

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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12 Hertford Close

Congleton, Cheshire CW12 1TB

Monthly Rental Of £795

(exclusive) + fees and includes the services of a gardener

- TWO BED SEMI DETACHED
- LUXURIOUS KITCHEN AND BATHROOM
- ENCLOSED LAWNED GARDENS
- OFF ROAD PARKING
- HIGHLY REGARDED LOWER HEATH AREA
- RENT INCLUDES THE SERVICES OF A GARDENER

WATCH OUR ONLINE PROPERTY TOUR

(RENT INCLUDES THE SERVICES OF A GARDENER)

A modern and high calibre, updated home, located in a well hidden cul-de-sac within the desirable LOWER HEATH area, with conveniences within striking distance and commuter links on its doorstep.

Do you require a house with established and safely enclosed gardens, plus extensive ample driveway for numerous vehicles, TWO spacious double bedrooms, modern bathroom and kitchen? Well look no further than 12 Hertford Close!! This property ticks so many boxes you will be rushing back to pack yours!

Why you'll like it...

Set back behind an ample driveway and established grounds, within a small cul de sac of similar ilk residences. Discreetly located in the Lower Heath area, and ideal for the commuter due to the convenient road links to Macclesfield and the A34 Manchester directions. Its proximity to Congleton Town centre, Eaton Bank Academy, Congleton Retail Park, plus its accessibility to Westlow Mere and the surrounding countryside bring much added value to the fine location.

Through the front door you pass into the reception hall which leads into the impressive sized lounge with coal effect electric fire. The spacious and modern fitted kitchen blessed with ample storage enjoys an aspect over the gardens. Bedrooms and bathrooms A landing to the first floor, delivers you to the TWO double bedrooms, with modern bathroom fitted with a crisp white suite with shower over the bath.



Outside you have to see!

The gardens are laid to lawn and for keen gardeners - this is heaven! There are fantastic paved areas great for alfresco entertaining. Practically, and to the front and side is an ample driveway, easily to accommodate the parking of three cars.

Situated in the highly regarded Lower Heath area, which within its immediate vicinity offers 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.

Lower Heath has outstanding transport and communications links:

- Immediate access to A34 and recently 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.
- Lower Heath is a 10 minute drive from junction 17 of the M6 Motorway and 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, and will incorporate the new HS2 line, providing London links in 55 minutes.

- Congleton's own 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)

FRONT ENTRANCE : PVCu front door with glazed fanlight to:

VESTIBULE : PVCu double glazed window to side aspect.

LOUNGE 4.65m (15ft 3in) x 3.71m (12ft 2in) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Fitted coal effect gas fire set on marble effect hearth and back with fire surround. Stairs to first floor.

DINING KITCHEN 3.71m (12ft 2in) x 2.69m (8ft 10in) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of cherry effect eye level and base units having granite effect preparation surface over with stainless steel one and a half bowl single drainer sink unit inset. Bosch stainless steel built-in 4-ring gas hob with matching extractor hood over. Built-in AEG electric fan assisted oven/grill. Double panel central heating radiator. 13 Amp power points. Limestone effect floor as laid. PVCu double glazed door to rear aspect. Space for fridge freezer..

First floor : LANDING : 13 Amp power points. Access to roof space.

BEDROOM 1 REAR 3.71m (12ft 2in) x 2.77m (9ft 1in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Black oak effect flooring as laid.



BEDROOM 2 FRONT 3.71m (12ft 2in) x 2.18m (7ft 2in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Black oak effect flooring.

BATHROOM : PVCu double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with bath/shower attachment and electric shower. Shaver point. Extractor fan. Wall mounted chrome centrally heated towel radiator. Fully tiled walls. Slate effect flooring as laid. Airing cupboard and wall mounted Ideal central heating combi boiler.

Outside : FRONT : Block paved driveway providing off-road parking with further parking to the side of the property.

REAR : A paved entertaining area extends to the width of the property beyond which are good sized lawned gardens bounded with flower borders, mature trees and encompassed with timber lapped fencing. Cold water tap.

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: From our offices proceed along West Street, bear right onto Antrobus Street, then left onto Mill Street and take the first exit at the roundabout onto Rood Hill. Upon reaching the traffic lights, turn right onto the A34 (Manchester Road), bear right at the roundabout then left onto the A536 (Macclesfield Road) and then immediately right onto Jackson Road. Take the first right onto Surrey Drive, then third left onto Wiltshire Drive. Continue to the end and then turn left onto Norfolk Road. Hertford Close is the next left, whereby number 12 will be found on the right hand side.

