



Energy performance certificate (EPC)

18 Herbert Street Congleton CW12 1RE	Energy rating E	Issued date 12 February 2024	Certificate number 9876 5432 1098 7654 3210
Property type Mid-terrace house	Total floor area 95 square metres		

39 Herbert Street,
Congleton, Cheshire CW12 1RE

Monthly Rental Of £825
(exclusive) + fees

- TWO-BEDROOM TERRACE WITH PERIOD CHARM & MODERN FINISH
- MODERN FITTED KITCHEN WITH EVERYDAY CONVENIENCE
- CONVERTED LOFT – IDEAL FOR OFFICE OR HOBBY ROOM
- WELL-APPOINTED BATHROOM WITH FULL-SIZE BATH AND SHOWER OVER
- FRESHLY DECORATED THROUGHOUT – READY TO MOVE IN
- GAS CENTRAL HEATING AND MAJORITY DOUBLE GLAZING
- PRIVATE ENCLOSED WALLED COURTYARD GARDEN
- CLOSE TO CONGLETON TOWN CENTRE, CONGLETON PARK & TRAIN STATION

TO LET (Unfurnished)

Freshly Transformed | Prime Location

A Hidden Gem!

This pleasantly presented two-bedroom terrace combines period charm with a fresh, contemporary finish. With new décor throughout, and an enviable location just moments from Congleton town centre, this home is ready for you to move straight in and start living.

Stylish & Comfortable Living

Step inside and be greeted by light-filled, inviting interiors. The bright lounge to the front is followed by the dining room, which flows seamlessly into the modern fitted kitchen offering everything needed for everyday convenience. Upstairs, you'll find two generously sized bedrooms and a well-appointed bathroom featuring a full-size bath with shower over. The hidden gem, must be the converted loft ideal as a hobby room/office. The property benefits from majority double glazing, and gas central heating enhancing warmth and energy efficiency.

Garden Oasis

A private enclosed walled courtyard garden, awaits you outside, offering a lovely space to relax, kick back and unwind.

Lifestyle at Your Doorstep

Situated just a short stroll from the town centre, you'll enjoy easy access to Congleton's wide range of independent shops, cafés, restaurants, and bars. At the end of the road lies the award-winning Congleton Park, a stunning green haven ideal for walks, picnics, and family days out.

The recently opened multi-million-pound leisure centre — complete with gym, pool, and spa facilities — is also nearby, while Congleton Train Station (at the top of Park

Lane) offers regular express services to Manchester and Stoke-on-Trent, making commuting a breeze.

Book your viewing today and discover why this could be your perfect next move.

The accommodation briefly comprises:

(all dimensions are approximate)

OPEN STORM PORCH : Woodgrain effect PVCu double glazed door with glazed insert to:

HALL : Original coving to ceiling. Feature arch. Wall light point. Dado rail. Double panel central heating radiator. Attractive quarry tiled floor. Stairs to first floor. Stained original doors to:

LOUNGE 3.43m (11ft 3in) x 3.35m (11ft 0in) : PVCu double glazed window to front aspect. Original coving to ceiling. Picture rail. Four wall light points. Double panel central heating radiator. Dado rail. 13 Amp power points. Cast iron effect Living Flame log effect gas stove set on stone effect hearth and back. Light oak effect flooring as laid.

DINING ROOM 3.66m (12ft 0in) x 3.78m (12ft 5in) : PVCu double glazed window to rear aspect. Coving to ceiling. Three wall light points. Coving to ceiling. Dado rail. Double panel central heating radiator. 13 Amp power points. Large brick built Inglenook feature fireplace with wooden mantle over and with slate hearth. Archway to:

KITCHEN 2.54m (8ft 4in) x 2.34m (7ft 8in) : PVCu double glazed window to side aspect. Coving to ceiling. Range of modern eye level and base units having roll edge formica preparation surfaces over with Stainless steel sink unit inset with mixer tap. Built in 4 ring hob with electric oven/grill below and extractor hood over. Space and plumbing for washing machine. 13 Amp power points. Understairs pantry. Woodgrain effect PVCu double glazed door to rear yard.

First floor :

LANDING : Attractive turned spindles to balustrade to galleried landing. 13 Amp power points. Door providing access to converted roof space.



BEDROOM 1 FRONT 4.57m (15ft 0in) x 3.35m (11ft 0in) : Two PVCu double glazed windows to front aspect. Coving to ceiling. Double panel central heating radiator. Television aerial point. Feature cast iron fireplace. 13 amp power points. Light oak laminate wood effect floor as laid

BEDROOM 2 REAR 3.78m (12ft 5in) x 2.82m (9ft 3in) : PVCu double glazed window to rear aspect. Double panel central heating radiator. Feature cast iron fireplace. 13 Amp power points.

BATHROOM : PVCu double glazed window to rear aspect. Contemporary white suite comprising: low level w.c, with concealed cistern, wash hand basin set in vanity unit with double cupboard below and contoured bath with mains fed shower over. Matt finished stone effect walls tiled to splashbacks and to half height. Amtico flooring as laid. Wall mounted chrome centrally heated towel radiator. Door to airing cupboard housing Ideal Logic gas combi boiler.

CONVERTED ROOF SPACE 4.01m (13ft 2in) x 3.53m (11ft 7in) : A door leads to stairs to converted roof space. Velux window to rear aspect. 13 amp power points. Two areas of under eaves storage. Light oak laminate floor as laid. Two wall light points.

OUTSIDE REAR : Pleasant courtyard garden with sand stone effect flags laid together with stone chippings making it a relaxing seating area. Hardstanding for garden shed. Cold water tap. Security light fitting. Gate providing access to rear passage which in turn leads to the front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 1JR

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

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.

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



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