

Timothy a brown



32 William Street,
Congleton, Cheshire CW12 2EY

Monthly Rental Of £950
(exclusive) + fees

- NEWLY DECORATED & CARPETED THROUGHOUT
- THREE DOUBLE BEDROOMS
- MODERN FITTED KITCHEN & BATHROOM WITH SEPARATE SHOWER
- ENCLOSED LAWNED GARDEN WITH PATIO AREA
- WALKING DISTANCE TO CONGLETON PARK & LEISURE CENTRE
- SOUGHT-AFTER BUGLAWTON LOCATION WITH EXCELLENT SCHOOLS NEARBY

TO LET (Unfurnished)

****BEAUTIFULLY PRESENTED THREE-BEDROOM TERRACE HOME** NEWLY DECORATED & CARPETED THROUGHOUT**MODERN KITCHEN & BATHROOM WITH SEPARATE SHOWER**ENCLOSED REAR GARDEN WITH LAWN & PATIO**POPULAR BUGLAWTON LOCATION – WALK TO CONGLETON PARK & LEISURE CENTRE**

This charming and deceptively spacious three-bedroom terrace has just been freshly decorated and re-carpeted throughout, creating a bright, welcoming home ready for immediate occupation.

The ground floor offers a generous lounge through dining room and a modern fitted kitchen with French doors opening directly to the rear gardens. Upstairs are two double bedrooms and a stylish bathroom complete with bath and separate shower, and further on, the 2nd floor provides the third double bedroom, offering flexible living for families, couples, or professionals. The home benefits from full PVCu double glazing and gas central heating throughout.

Outside, the property enjoys a private, enclosed rear garden, laid to lawn with a patio area—perfect for relaxing or entertaining outdoors.

Ideally positioned in the sought-after Buglawton area, the home is within walking distance of Congleton Park, the new leisure centre, local shops, and reputable primary schools including Buglawton and Havannah. Nearby countryside

and canal-side walks add to the appeal, while easy access to Macclesfield, the M6, and Congleton train station make it perfect for commuters.

Congleton itself offers the best of both worlds—a thriving town centre with shops, cafés, restaurants, and fitness facilities, balanced by beautiful green spaces and access to the Peak District National Park.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

LOUNGE/DINING ROOM 28' 8" x 11' 3" (8.73m x 3.43m) max: PVCu double glazed window to front aspect. Double panel central heating radiator. 13 amp power points. Deep recessed understairs store cupboard.

INNER VESTIBULE : with stairs to first floor.

KITCHEN 11' 4" x 8' 3" (3.45m x 2.51m): Range of cream fronted eye level and base units having granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring electric hob with electric oven/grill below with integrated hood over. Space for undercounter fridge. Space and plumbing for washing machine. Centrally heated kickboard heater. PVCu double glazed French doors to rear garden.

First Floor :

LANDING : 13 Amp power points.

BEDROOM 1 FRONT 11' 8" x 11' 3" (3.55m x 3.43m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 4" x 8' 4" (3.45m x 2.54m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.



BATHROOM 10' 4" x 5' 7" (3.15m x 1.70m): White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and corner shower cubicle housing an electric shower. Chrome centrally heated towel radiator. Shaver point.

Second Floor :

BEDROOM 3 19' 0" x 8' 1" (5.79m x 2.46m) widening to 11' 4": Angular ceiling with restricted headroom. Double panel central heating radiator. Velux roof light. 13 Amp power points. Ideal gas combi boiler.

Outside :

REAR : Enclosed garden with timber fencing having a concrete laid patio, beyond which are lawned gardens. Gated access to rear with passage leading back onto William Street.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV: CW12 2EY

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

Energy performance certificate (EPC)			
32 William Street CONGLETON CW12 2EY	Energy rating C	Valid until:	21 October 2035
		Certificate number:	9370-2582-7500-2825-2535
Property type		Mid-terrace house	
Total floor area		85 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) (<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 C. It has the potential to be B.

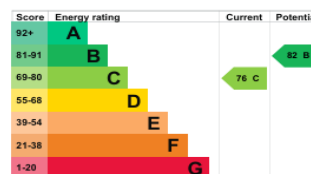
[See how to improve this property's energy efficiency.](#)

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



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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