

Timothy a brown



11 Kinsey Street,
Congleton, Cheshire CW12 1ES

Monthly Rental Of £800
(exclusive) + fees

- WELL PRESENTED TERRACE COTTAGE
- TWO BEDROOMS
- RELAXING LOUNGE
- STYLISH FITTED DINING KITCHEN
- SLEEK BATHROOM
- CONVENIENT LOCATION CLOSE TO TOWN CENTRE

TO LET (Unfurnished)

Charming Terrace Cottage on Kinsey Street

This delightful terrace cottage is a true hidden gem, offering character, comfort, and modern style all in one. Lovingly maintained to the highest standards, the property has been thoughtfully remodelled over the years to create a clever layout that maximises space and functionality.

Accommodation

Step inside and you'll find:

- A welcoming **lounge** perfect for relaxing evenings
- A stylish **dining kitchen** with a modern grey suite, ideal for entertaining
- **Two bedrooms** (with built-in wardrobes to bedroom one)
- A sleek **bathroom** featuring a modern white suite, bath with screen, and mixer shower

Outside, enjoy the shared yard garden, a charming spot for fresh air and a morning coffee.

Location & Parking

Kinsey Street offers the convenience of **warden-controlled permit parking**, just moments away from the bustling High Street. Shops, cafes, and local amenities are all within easy reach, making this a superbly located home.

This property really needs to be viewed to be appreciated. Offering a well-designed layout, modern finishes, and a convenient location, this cottage ticks all the boxes!

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Double glazed multi point locking door to:

LOUNGE 12' 7" x 12' 2" (3.83m x 3.71m): PVCu double glazed window to front aspect. Central heating radiator with decorative covering. Meters housed in bespoke corner cupboard. Decorative part glazed door to the dining kitchen.



DINING KITCHEN 12' 7" x 8' 9" (3.83m x 2.66m): Two PVCu double glazed windows to rear aspect. Frosted PVCu double glazed multi locking point external door opening to the shared yard. Spindled staircase to the first floor with open understairs storage area. Grey kitchen suite with brushed chrome handles. Attractive work surfaces housing an integrated stainless steel one and a half bowl sink and drainer unit with polished chrome effect mixer tap. Black tiled splashbacks. Built-in oven and microwave. Gas hob with oven below. Bosch washing machine. Fridge freezer. Central heating radiator. Extractor fan.

First Floor :

LANDING : Spindle balustrade. Access to the loft. Attractive timber brace latch cottage. Doors to the bedrooms, bathroom and built-in landing recessed storage cupboard.

BEDROOM 1 FRONT 12' 8" x 11' 11" (3.86m x 3.63m) **maximum**: L shaped spacious room. PVCu double glazed window to front aspect. Quality built-in modern wardrobe and storage shelving. Central heating radiator.

BEDROOM 2 REAR 8' 7" x 5' 10" (2.61m x 1.78m): PVCu double glazed window to rear aspect. Central heating radiator.

BATHROOM : PVCu double glazed frosted window to rear aspect. White modern bathroom suite comprising: W.C., panelled bath with shower screen and powerful shower over the bath. Pedestal sink with chrome mixer filler tap. Modern white brick wall tiles with contrasting grey grout. Grey plank effect flooring. Central heating radiator.

OUTSIDE : There is a rear shared yard at the rear which is fully enclosed.

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

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



LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV: CW12 1ES

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

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.

Energy performance certificate (EPC)

11, Kinsey Street CONGLETON CW12 1ES	Energy rating C	Valid until: 21 November 2027 Certificate number: 2128-7827-7289-5553-1960
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Property type: Mid-terrace house

Total floor area: 50 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-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>

Energy rating and score

This property's energy rating is C. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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