

**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)

Find an energy certificate (i)

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Energy performance certificate (EPC)

Energy rating

D

Valid until

19 January 2025

Certificate number

8411-8132-2884-2116-1586

Property type

End-terrace house

Total floor area

74 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/government/publications/energy-ratings-for-landlords>

Energy rating and score

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

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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relocation agent network

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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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- SPACIOUS & PRIVATE – TWO GENEROUS DOUBLE BEDROOMS, EACH WITH ITS OWN ENSUITE SHOWER ROOM
- COMFORT & CONVENIENCE – GAS CENTRAL HEATING, DOUBLE GLAZING, AND A THOUGHTFULLY DESIGNED LAYOUT



TO LET (Unfurnished)

A BEAUTIFULLY RESTORED GRADE II LISTED GEM – CHARACTER, ELEGANCE & MODERN LUXURY IN PERFECT HARMONY.

Opportunities to rent a home of this calibre are exceptionally rare.

Positioned on one of the town’s most iconic rows, this striking period semi-detached residence has been lovingly and comprehensively restored—transformed from a modest dwelling into a truly exquisite, luxuriously appointed home, whilst honouring every inch of its historic charm.

Just a stone’s throw from the vibrant and ever-growing town centre, you’ll enjoy immediate access to artisan coffee shops, stylish bars, and an excellent choice of restaurants—all right on your doorstep.

From the moment you step inside, the quality and care of the renovation is unmistakable. Fresh décor, new floor coverings and tiling, and a thoughtfully designed layout ensure the home feels both contemporary and inviting.

A modern fitted kitchen, newly installed bathrooms, and a convenient cloakroom blend seamlessly with the property’s original features, creating a beautiful marriage of old and new. With gas central heating and double glazing, comfort is assured year-round. The entrance vestibule opens

into a generous sitting room—a welcoming space with stairs rising to the first floor and access to a discreet cloakroom. The impressive dining kitchen offers an abundance of maple-fronted units and a striking exposed brick chimney breast, adding warmth and character.

Upstairs, two spacious double bedrooms await, each boasting its own private ensuite shower room—ideal for professionals, guests, or sharers seeking style and privacy.

Outside, the property benefits from a designated parking space for one vehicle. Quite simply, this is a standout home that blends heritage, luxury, and convenience with flawless ease.

Early viewing is strongly advised—you won’t want to miss it.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**FRONT ENTRANCE :** Timber panelled and glazed door to:

**ENTRANCE VESTIBULE :**

**LOUNGE 15' 9" x 13' 9" (4.80m x 4.19m):** Timber framed sealed unit double glazed bay window to front aspect. 13 Amp power points. Two double panel central heating radiators. Return stairs to first floor.

**CLOAKROOM :** White suite comprising: modern low level W.C. and ceramic wash hand basin with chrome tap. Single panel central heating radiator.

**DINING KITCHEN 13' 9" x 12' 3" (4.19m x 3.73m):** Timber framed sealed unit double glazed window to rear aspect. Extensive range of cream fronted Shaker style eye level and base units having beech wood effect preparation surfaces over with one and a half bowl stainless steel sink unit inset. Built-in stainless steel 4-ring gas hob with exposed brick feature chimney breast with integrated extractor and with oak mantle over. Space for fridge. Space and plumbing for washing machine. Cupboard housing Glow-worm combi boiler. Double panel central heating radiator. 13 Amp power points. Timber panelled door with centre light to rear.

**First Floor :** Short return staircase to first floor landing.

**LANDING :** Timber framed sealed unit double glazed window to side aspect.

**BEDROOM 1 FRONT 14' 0" x 9' 9" (4.26m x 2.97m) plus door recess:** Timber framed sealed unit double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

**EN SUITE :** Low level downlighters inset. White suite comprising: low level W.C., ceramic wash hand basin with chrome mixer tap and shower cubicle housing mains fed shower. Extractor fan. Chrome central heating radiator. Grey textured stone effect tiles to splashbacks. Shaver point. Polished ceramic tiled floor.

**BEDROOM 2 REAR 14' 0" x 12' 2" (4.26m x 3.71m):** Two timber framed sealed unit double glazed windows to rear aspect. Exposed oak beams. Double panel central heating radiator. 13 Amp power points.

**EN SUITE :** Exposed oak beams. Low voltage downlighters inset. White suite comprising: low level W.C., ceramic wash hand basin with chrome mixer tap and cupboard below. Shower cubicle housing mains fed shower. Chrome centrally heated towel radiator. Grey textured stone effect tiles to splashbacks. Polished ceramic tiled floor.

**OUTSIDE :** One designated parking space.

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**DIRECTIONS:** SATNAV: CW12 4AP

