



## 20 New Street

Congleton, Cheshire CW12 3AH

**Monthly Rental Of £1,000**

(exclusive) + fees

- LARGE MODERN END MEWS
- TWO DOUBLE BEDROOMS
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- LOUNGE OVERLOOKING REAR GARDEN
- EN SUITE & BATHROOM
- OFF ROAD PARKING

## TO LET (Unfurnished)

**\*\*A MODERN AND SPACIOUS END OF MEWS PROPERTY WITH DRIVEWAY PARKING AND ENCLOSED LAWNED GARDEN\*\***

Entrance hall. Cloakroom. Lounge. Dining Kitchen. Two double bedrooms. Bathroom. En suite. Lawned gardens and driveway parking.

Ideally located within only a short walk from the town centre shops and restaurants, Congleton Park, the leisure centre and the railway station, which offers connections to national networks and frequent expresses to London and Manchester. Located within the heart of the Cheshire countryside you are never far from a picturesque scene fit for a postcard.

Congleton boasts excellent transport links to the North West. 20 New Street is only a 15 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Only a 20 minute walk from Congleton train station which is located on the West Coast main line. This benefits from hourly direct services to Manchester city centre within 40 minutes and Stoke on Trent within 15 minutes.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active

cultural scene. The Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

This really is a fantastic opportunity to rent a superb property in an excellent location.

### **The accommodation briefly comprises**

(all dimensions are approximate)

**ENTRANCE :** Leaded light double glazed steel framed front door to hall.

**HALL :** Single panel central heating radiator. 13 Amp power points. Alarm panel. Central heating thermostat. Stairs. Door to cloakroom, kitchen and lounge. Karndean style timber flooring.

**LOUNGE 15' 1" x 10' 8" (4.59m x 3.25m):** Two PVCu double glazed windows. PVCu double glazed French windows to rear patio and garden. Single panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points.

**KITCHEN/DINER 15' 2" x 9' 2" (4.62m x 2.79m):** Three PVCu double glazed windows. Recessed low wattage downlighters to ceiling. White high gloss base and eye level units with chrome handles, granite effect roll edge laminated surfaces inset. Single drainer stainless steel sink with mixer tap, gas hob with canopy extractor over and oven below. Integrated fridge freezer and dishwasher. Double panel central heating radiator. 13 Amp power points. Gas central heating boiler located within eye level matching cupboard. Space and plumbing for washing machine. Tiled floor.

### **First Floor :**

**LANDING :** Access to roof space. 13 Amp power points. Doors to all bedrooms and bathroom.





**BEDROOM 1 FRONT 15' 2" x 9' 9" (4.62m x 2.97m):** Three PVCu double glazed windows to front aspect. Two single panel central heating radiators. Fitted modern double wardrobes with mirror fronted sliding doors. 13 Amp power points. Door to en suite.

**EN SUITE :** PVCu double glazed window. Low wattage downlighters to ceiling. White suite comprising: low flush w.c., pedestal wash hand basin with mixer tap and corner shower enclosure with sliding glass doors. Tiled walls and floor. Chrome heated towel radiator. Extractor fan.

**BEDROOM 2 REAR 11' 0" x 9' 2" (3.35m x 2.79m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. Fitted modern double wardrobes with mirror fronted sliding doors. 13 Amp power points.

**BATHROOM :** PVCu double glazed window. Low wattage downlighters to ceiling. White suite comprising: low flush w.c., pedestal wash hand basin with mixer tap and glass shower screen over bath. Tiled walls and floor. Heated towel radiator. Extractor fan.

**Outside :** Brick wall and gate with path to either side and front door. To the left hand elevation there is a patio, lawn enclosed by fence panelling and brick boundary wall, having the benefit of double timber access gates. To the right hand elevation there is a block brick driveway with access from Lowe Avenue.

**SERVICES :** All mains services are connected.

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: CW12 3AH

### 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).

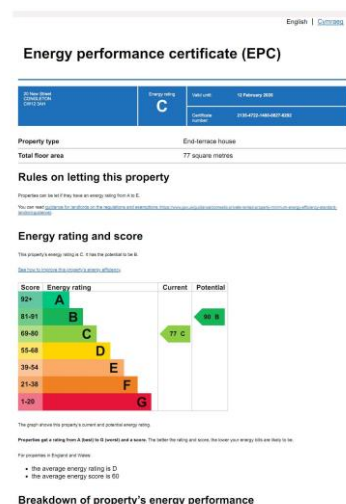
The holding deposit is required while we carry our preliminary checks and obtain employer's reference and credit reference.

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.

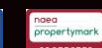
**Pets:** Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).



### 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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