

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.

Timothy a brown



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Red Roofs

37 Newcastle Road South, Brereton, Sandbach, Cheshire CW11 1RJ

Monthly Rental Of £2,000
(exclusive) + fees

- SUBSTANTIAL DETACHED FAMILY HOME
- FIVE BEDROOMS AND THREE BATHROOMS
- IMPRESSIVE 30FT LOUNGE / SEPARATE DINING ROOM AND HOME OFFICE
- SPACIOUS KITCHEN WITH UTILITY/REAR PORCH AND PANTRY
- LARGE MATURE GARDENS AND INDIAN STONE TERRACE
- EXTENSIVE DRIVEWAY PARKING FOR NUMEROUS VEHICLES & DETACHED GARAGE
- SOUGHT-AFTER BRERETON VILLAGE LOCATION
- CONVENIENT FOR SANDBACH, CONGLETON AND M6 JUNCTION 17

TO LET (Unfurnished)

A substantial five-bedroom detached residence occupying a generous mature plot with extensive gardens, ample parking and versatile family accommodation extending to over 2,800 sq ft.

Situated in the highly sought-after semi-rural village of Brereton, this impressive home combines countryside surroundings with exceptional convenience for Sandbach, Congleton and the M6 motorway network.

Timothy A Brown are delighted to offer to let this unique and characterful detached family home, offering spacious and flexible accommodation arranged over two floors.

The property is perfectly suited to growing families, professionals working from home or those seeking generous living space in a desirable village location.

The accommodation begins with a welcoming L-shaped reception hall leading to an impressive 30ft lounge featuring a large bow window overlooking the front gardens. A separate dining room with French doors opening onto the rear terrace provides an excellent entertaining space, whilst an additional office/study offers an ideal work-from-home environment. The well-appointed kitchen is fitted with a range of units and integrated cooking appliances and is complemented by a useful utility/rear porch. The ground floor further benefits from three generous bedrooms and two modern shower rooms, providing excellent flexibility for multi-generational living.

To the first floor is a superb principal bedroom suite incorporating a dressing room and spacious family bathroom. A further bedroom completes the first-floor accommodation.

Externally, the property enjoys a large frontage with an expansive driveway providing parking for numerous vehicles, together with a detached garage. To the rear,

mature lawned gardens are complemented by a substantial Indian stone terrace, creating an ideal space for outdoor entertaining and family enjoyment.

Location: Brereton is a highly regarded Cheshire village offering the perfect balance between rural charm and everyday convenience. The property is situated within easy reach of both Sandbach and Congleton town centres, which provide an excellent range of shopping, leisure and dining facilities. For commuters, Junction 17 of the M6 motorway is only a short drive away, providing straightforward access to Manchester, Stoke-on-Trent, Crewe, Birmingham and the wider North West motorway network. Nearby railway stations at Sandbach and Congleton offer regular services to Manchester, Crewe and beyond. Families are particularly well served by a selection of highly regarded schools in the area, including Brereton CofE Primary School, Sandbach School, Sandbach High School and Sixth Form College and Congleton High School. The surrounding countryside offers an abundance of scenic walks, cycling routes and outdoor pursuits, whilst local amenities, public houses and village facilities are all conveniently accessible.

An exceptional detached family residence offering substantial accommodation, extensive gardens and an enviable Cheshire village location.

Early viewing is strongly recommended.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to L-shaped hall.

L SHAPED HALL 14' 0" x 9' 1" (4.26m x 2.77m): Coving to ceiling. Dado rail. Single panel central heating radiator. Oak effect floor.

LOUNGE 30' 0" x 14' 0" (9.14m x 4.26m): PVCu double glazed bow window to front aspect. Coving to ceiling. Three single panel central heating radiators. 13 Amp power points. Electric coal effect fire.

OFFICE 11' 10" x 6' 6" (3.60m x 1.98m): Window to side aspect. Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to rear.

DINING ROOM 17' 0" x 12' 0" (5.18m x 3.65m) into stairs: Double panel central heating radiator. 13 Amp power points. Feature alcove. Oak effect floor. Stairs to first floor. PVCu double glazed french doors to outside rear.

PANTRY : Window to side and shelving.

SHOWER ROOM 8' 0" x 4' 0" (2.44m x 1.22m): Low voltage downlighters inset. Modern white suite comprising: low level W.C., wash hand basin with cupboard below. Large shower enclosure with mains fed shower and glass sliding doors. Centrally heated towel radiator. Fully tiled walls and floor.

KITCHEN 16' 7" x 7' 4" (5.05m x 2.23m): Dual aspect PVCu double glazed windows. Panelled custom painted eye level and base units with roll edge formica preparation surfaces over with composite single drainer sink unit inset. Built-in 4 ring electric hob and extractor hood over. Built-in double electric oven. Space and plumbing for dishwasher and fridge freezer. 13 Amp power points. Oak effect floor.

REAR PORCH 7' 0" x 4' 0" (2.13m x 1.22m): Space and plumbing for washing machine. Oak effect floor. PVCu double glazed door to outside.

INNER HALL TO :

SHOWER ROOM 8' 8" x 8' 4" (2.64m x 2.54m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., wash hand basin with drawers beneath. Large walk-in shower cubicle with electric shower. Wall mounted centrally heated towel radiator. Tiled walls and floor.

BEDROOM 2 SIDE 12' 0" x 11' 0" (3.65m x 3.35m): PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Built-in wardrobes. Oak effect floor.

BEDROOM 3 FRONT 14' 0" x 14' 0" (4.26m x 4.26m): Dual aspect PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Oak effect floor.

BEDROOM 4 SIDE 11' 0" x 11' 0" (3.35m x 3.35m): PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Built-in cupboard. Oak effect floor.

FIRST FLOOR :

BEDROOM 1 FRONT 24' 0" x 14' 0" (7.31m x 4.26m): PVCu double glazed window to front aspect. Double panel and single panel central heating radiator. 13 Amp power points.

DRESSING ROOM 10' 0" x 6' 6" (3.05m x 1.98m): Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

BATHROOM 13' 0" x 9' 8" (3.96m x 2.94m): Velux roof light. Modern suite with low level W.C., bidet, ceramic bowl wash hand basin with drawers beneath. Tiled panelled bath and walk-in shower with mains fed shower and glass screen. Tiled walls and floor. Centrally heated towel radiator.

BEDROOM 5 14' 0" x 9' 7" (4.26m x 2.92m) plus inner corridor: Velux roof light. Single panel central heating radiator. 13 Amp power points.

Outside :

FRONT : Huge expansive tarmac driveway for numerous vehicles. Lawn and mature trees.

BOILER HOUSE : Floor standing oil fired central heating boiler.

REAR : Extending to the full width of the property is an Indian stone terrace beyond which are mature gardens, mainly laid to lawn and enclosed with mature boundary hedgerow.

CONCRETE SECTIONAL GARAGE 19' 10" x 10' 5" (6.04m x 3.17m) internal measurements: Up and over door. (Electric door motor not working).

SERVICES: Mains electric, water and drainage. Oil fired central heating.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND:

DIRECTIONS: SATNAV: CW11 1RJ

