

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.

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80 Park Street,
Congleton, Cheshire CW12 1EG
Monthly Rental Of £875
(exclusive) + fees

- NEWLY RENOVATED TWO-BEDROOM MID-TERRACE IN A SUPERB CONVENIENT LOCATION
- STYLISH LOUNGE WITH CONTEMPORARY DÉCOR & FEATURE FIREPLACE
- MODERN FITTED KITCHEN WITH QUARTZ-EFFECT WORK SURFACES & INTEGRATED APPLIANCES
- CONTEMPORARY GROUND-FLOOR BATHROOM WITH FULLY TILED WALLS & FLOORING
- TWO WELL-PROPORTIONED BEDROOMS INCLUDING A GENEROUS PRINCIPAL ROOM
- ENCLOSED PAVED REAR COURTYARD IDEAL FOR RELAXING OR AL FRESCO DINING
- WALKING DISTANCE TO CONGLETON TOWN CENTRE, PARK & LEISURE CENTRE
- HIGHLY SOUGHT-AFTER LOCATION WITH EXCELLENT ACCESS TO RAILWAY & COMMUTER LINKS

Newly Renovated Two Bedroom Mid-Terrace | Walking Distance to Congleton Town Centre | Adjacent to Congleton Park & Leisure Centre

A pleasantly presented and thoughtfully renovated two-bedroom mid-terrace home, ideally situated in a highly convenient location just moments from the park, leisure centre and within easy walking distance of Congleton town centre and its excellent range of amenities.

Finished to a high standard throughout, this attractive home offers stylish, low-maintenance accommodation that is perfect for singles, couples or a small family seeking a home that is ready to move straight into.

The accommodation begins with a welcoming lounge featuring contemporary décor, attractive wood-effect flooring and a stylish feature fireplace, creating a comfortable and inviting living space. To the rear is a modern fitted kitchen complete with quality quartz effect work surfaces, a range of contemporary units, integrated induction hob, electric oven and extractor hood, together with useful understairs storage. A rear porch provides space and plumbing for a washing machine and gives access to the enclosed rear courtyard.



Completing the ground floor is a contemporary bathroom fitted with a modern white suite comprising a vanity wash hand basin, WC and panelled bath with mains-fed shower over, complemented by fully tiled walls and flooring.

To the first floor are two well-proportioned bedrooms, with the generous principal bedroom overlooking the front elevation and a second bedroom to the rear.

Externally, the property enjoys an enclosed paved rear courtyard, providing a private outdoor space ideal for relaxing or al fresco dining. On street parking available directly outside of the property.

The location is a particular highlight, positioned close to Congleton Park, the leisure centre and a variety of local shops, whilst the town centre, railway station and major commuter links are all within easy reach.

This superb home combines modern living with an exceptionally convenient location and is expected to generate significant interest. Early viewing is highly recommended.



The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : PVCu entrance door with glazed panel to:

LOUNGE 12' 1" x 11' 6" (3.68m x 3.50m): PVCu double glazed windows to front aspect. Single panel central heating radiator. Wood effect laminate flooring. Cupboard housing gas and electric meters. Feature contemporary chrome recess housing living flame gas fire with marble inset and hearth.

KITCHEN 11' 1" x 8' 7" (3.38m x 2.61m): PVCu double glazed window to rear. Modern eye level and base units with quartz effect preparation surfaces over having stainless steel sink unit inset with mixer tap. Built in 4-ring induction hob. Chrome extractor hood. Electric oven/grill. Single panel central heating radiator. Wood effect laminate floor. Understairs storage cupboard. Door to:

REAR PORCH : Space and plumbing for washing machine. PVCu entrance door with glazed panel leading to rear. Wood effect laminate floor. Door to:

BATHROOM 7' 7" x 5' 8" (2.31m x 1.73m): PVCu double glazed window to rear. Extractor. Tiled floor. Single panel central heating radiator. Suite comprising: low level w.c., vanity unit with wash hand basin and cupboard beneath. Panelled bath with mains fed shower over. Fully tiled walls.

First Floor :

LANDING : Doors to both bedrooms.

BEDROOM 1 FRONT 12' 0" x 11' 6" (3.65m x 3.50m): PVCu double glazed window to front aspect. Single panel central heating radiator.



BEDROOM 2 REAR 9' 1" x 8' 7" (2.77m x 2.61m): PVCu double glazed window to rear aspect. Cupboard housing Ideal gas combi central heating boiler.

Outside :

REAR : Enclosed paved patio ideal for al fresco dining. Pedestrian right of way over neighbouring property.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 1EG

