

Holding Deposit (per tenancy) – One week's rent

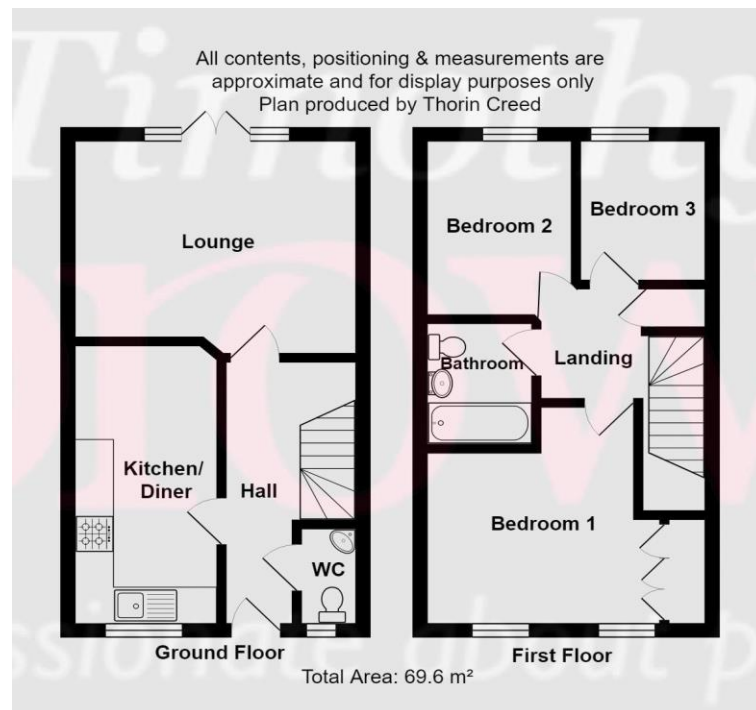
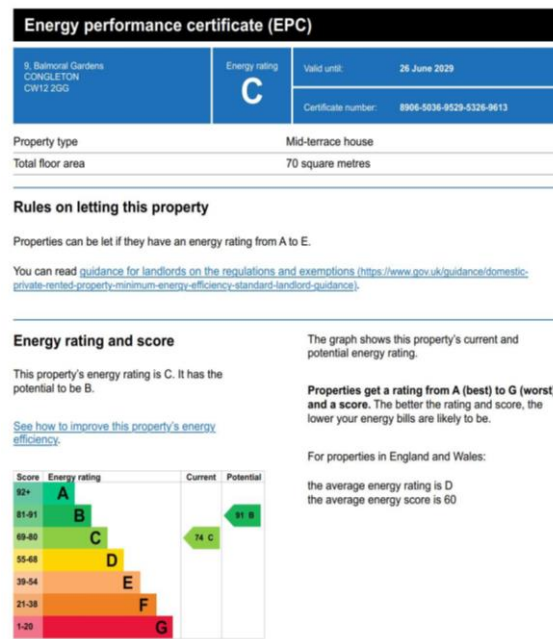
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) 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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown
www.timothyabrown.co.uk

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9 Balmoral Gardens,
Buglawton, Congleton,
Cheshire CW12 2GG

Monthly Rental Of £1,100
(exclusive) + fees

- BEAUTIFULLY REFURBISHED THROUGHOUT
- BRAND NEW CONTEMPORARY FITTED DINING KITCHEN
- NEUTRAL CARPETS & FRESH NEUTRAL DECORATION
- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE WITH FRENCH DOORS TO THE REAR GARDEN
- GROUND FLOOR CLOAKROOM/W.C. & FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- EXCELLENT LOCATION CLOSE TO CONGLETON TOWN CENTRE, SCHOOLS, COUNTRYSIDE & RAILWAY STATION

Beautifully Refurbished Three Bedroom Home with New Kitchen, Enclosed Gardens and Driveway Parking.

Having recently undergone a programme of refurbishment, this superb three-bedroom mid-mews home offers stylish, ready-to-move-into accommodation in a quiet and highly convenient residential location.

Finished in fresh neutral décor throughout, the property boasts a stunning contemporary kitchen, gas central heating and PVCu double glazing, making it an ideal home for those venturing into the rental world.

The accommodation begins with a welcoming entrance hall leading to a useful ground floor cloakroom/WC. The impressive dining kitchen has been newly fitted with sleek high-gloss units, marble-effect worktops, an integrated gas hob, electric oven and extractor hood, together with space for a washing machine and fridge freezer. To the rear, the spacious lounge enjoys plenty of natural light and opens onto the enclosed rear garden via French doors, creating an ideal space for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom complete with fitted mirrored wardrobes, together with a modern family

bathroom fitted with a white suite and electric shower.

Outside, the property benefits from off-road driveway parking to the front, while the enclosed rear garden has been thoughtfully designed for low maintenance with a paved patio, attractive golden shale and gated rear access.

Location is one of this property's greatest assets. Balmoral Gardens enjoys a peaceful setting whilst being within easy walking distance of Congleton town centre, where an excellent selection of independent shops, cafés, restaurants, pubs and leisure facilities can be found. Scenic canal towpaths and open countryside are also close by, offering delightful walks towards the renowned Bosley Cloud.

Excellent transport links, including Congleton railway station with direct services to Manchester, Stoke-on-Trent and beyond, together with convenient road access towards Macclesfield and the M6 motorway network, make this an outstanding location for commuters.

Early viewing is strongly recommended to appreciate the quality of accommodation on offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Panelled and double glazed entrance door to:

ENTRANCE HALL : Single panel central heating radiator. 13 Amp power points. Stairs to first floor with storage area under.

CLOAKROOM : PVCu double glazed window to front aspect. Low level W.C. Corner wash hand basin. Single panel central heating radiator.

DINING KITCHEN 15' 2" x 7' 3" (4.62m x 2.21m): PVCu double glazed window to front aspect. Modern hi-gloss eye level and base units in white having white marble effect preparation surfaces over with white composite sink inset. Built in 4-ring gas hob with electric oven/grill below and stainless steel extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Single panel central heating radiator. 13 Amp power points. Cupboard housing Glow-worm gas central heating boiler.

LOUNGE 14' 0" x 10' 5" (4.26m x 3.17m): Single panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden.

First floor :

LANDING : Access to roof space. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 12' 0" x 11' 3" (3.65m x 3.43m): PVCu double glazed window to front aspect. Single panel central heating radiator. Built in triple wardrobes with mirrored doors. 13 Amp power points.

BEDROOM 2 REAR 9' 4" x 7' 4" (2.84m x 2.23m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 7' 6" x 6' 4" (2.28m x 1.93m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m): White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with fitted Triton electric shower. Single panel central heating radiator.

Outside :

FRONT : Flagged path to front door. Driveway parking for one car.

REAR : Low maintenance garden with a paved terrace area adjacent to the property, beyond which the garden is laid with golden shale. Paved path to the rear with gated access to shared access ginnel.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 2GG

