

Timothy a brown



14 Sycamore Avenue

Congleton, Cheshire CW12 4TY

Monthly Rental Of £700

(exclusive) + fees

- ONE BEDROOM SEMI-DETACHED HOME
- DOUBLE GLAZED
- LOUNGE/DINER, KITCHEN & BATHROOM
- PRIVATE RESIDENTS PARKING
- WALKING DISTANCE TO WEST HEATH SHOPPING CENTRE
- POPULAR WEST HEATH LOCALITY

TO LET (Unfurnished)

Located within a well established residential development in the ever popular 'West Heath' area of Congleton, this well presented and functional property makes for a superb home in such an excellent area is certainly a wise move in our opinion!

Open plan lounge, newly installed kitchen, bedroom and MODERN bathroom. Front garden. PVCu double glazing. Private residents parking. Benefiting from residents parking area, the property is well designed and ideally laid out to enjoy the pleasant front low maintenance garden. The property also boasts double glazing.

Congleton boasts excellent transport links to the North West. Sycamore Avenue is only a 10 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. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.

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. 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. Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has been further enhanced with the Congleton link road. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Cupboard housing electric meters. PVCu double glazed door to:

L SHAPED LOUNGE 15' 2" x 13' 0" (4.62m x 3.96m): PVCu double glazed window to front aspect. High level PVCu double glazed window to side aspect. 13 Amp power points. Wall mounted coal effect gas fire. Television aerial point. Wrought iron spiral staircase to first floor.

KITCHEN 6' 2" x 5' 6" (1.88m x 1.68m): PVCu double glazed window to front aspect. White laminate fronted eye level and base units having quartz effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Washer/dryer. Fridge/freezer. Electric cooker.

First floor : **LANDING** : Door to bedroom and shower room.

BEDROOM 1 FRONT 13' 0" x 8' 0" (3.96m x 2.44m): PVCu double glazed window to front aspect. High level PVCu double glazed window to side aspect. Coving to ceiling. 13 Amp power points. Built in wardrobe. Wall mounted electric heater. Airing cupboard housing lagged hot water cylinder. Access to roof space.

BATHROOM 5' 7" x 5' 6" (1.70m x 1.68m): PVCu double glazed window to front aspect. Modern white suite comprising: low level w.c., wash hand basin set on vanity unit and panelled bath

with Triton electric shower over with glass screen. Tiled to splashbacks. Wall mounted electric heater.

Outside : FRONT : Enclosed garden area laid with artificial grass.

PARKING : To the rear is a car park area set aside for the use of Sycamore Avenue residents.

TENURE : Freehold (subject to solicitors verification).

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: A

DIRECTIONS: From our office continue along West Street to the roundabout and proceed on to West Road. At the next roundabout take the third exit on to Holmes Chapel Road then first right on to Back Lane. Take the third left on to Longdown Road where the property will be found on the left hand side on the corner of Longdown Road, second right onto Sycamore Avenue where the property will be found on the right hand side, clearly identified by our To Let board.

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.

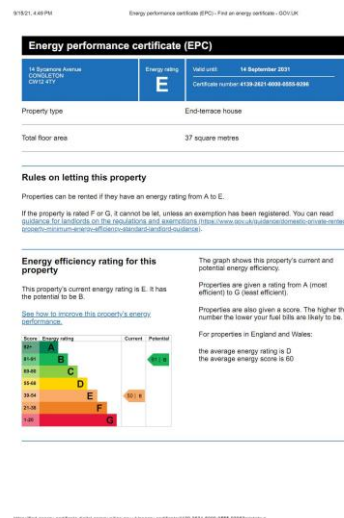
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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).

WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

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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