



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:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) 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.
- (c) 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

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly – higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.



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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Monthly Rental Of £1,350
(exclusive) + fees

- ATTRACTIVE THREE-BEDROOM DETACHED HOME IN A PRIME WEST HEATH LOCATION
- SPACIOUS LOUNGE/DINING ROOM PLUS A WELL-PLANNED DINING KITCHEN
- ADDITIONAL FAMILY ROOM/HOME OFFICE FOR FLEXIBLE LIVING
- THREE WELL-PROPORTIONED BEDROOMS AND A FAMILY BATHROOM UPSTAIRS
- REAR GARDEN WITH PAVED SEATING AREAS AND MATURE BORDERS
- DRIVEWAY PARKING AND AN INTEGRAL SINGLE GARAGE
- WALKING DISTANCE TO TOP LOCAL SCHOOLS AND WEST HEATH SHOPPING CENTRE

TO LET (Unfurnished)

A Wonderful Family Home in a Prime West Heath Location.

This attractive three-bedroom detached home offers an excellent combination of immediate comfort, generous living space, and a highly sought-after West Heath address—making it an ideal choice for families or professional tenants.

The property is ready to move into and well laid out for modern living.

On the ground floor, a welcoming entrance hall with cloakroom leads to a bright and spacious lounge/dining room, perfect for relaxing or entertaining. A well-planned dining kitchen provides ample space for everyday meals and family gatherings, with direct access to the family room or work from home office.

Upstairs, the home features three well-proportioned bedrooms served by a family bathroom, offering practical and comfortable accommodation. Additional benefits include PVCu double glazing and gas central heating throughout.

Externally, the property enjoys a rear garden with paved seating areas and mature planted borders—ideal for outdoor enjoyment. A driveway providing off-road parking and an integral single garage completing the offering.

Situated in the popular West Heath area, the property is within walking distance of highly regarded schools including The Quinta, Blackfirs Primary School, and Congleton High Academy, as well as West Heath Shopping Centre, which offers a range of everyday amenities.

The location also provides excellent transport links, with convenient access to the M6 motorway (approximately 6 miles away) and onward routes to Manchester Airport.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed door to:

ENTRANCE HALL : Single panel central heating radiator. Personal door to garage. Stairs to first floor having cupboard under. Doors to:

CLOAKROOM : PVCu opaque double glazed window to front aspect. Suite comprising: low level w.c. and vanity wash hand basin. Single panel central heating radiator.

LOUNGE DINER 7.06m (23ft 2in) x 3.56m (11ft 8in) reduced to 2.79m (9ft 2in): PVCu double glazed window to front aspect. Fitted living flame gas fire having imitation stone surround and hearth (fire disconnected - not for tenants use). Two double panel central heating radiators. 13 Amp power points. Serving hatch to kitchen. PVCu double glazed sliding doors to rear garden.

DINING KITCHEN 16' 6" x 8' 8" (5.03m x 2.64m): PVCu double glazed windows to side and rear aspects. Fitted with a comprehensive range of eye level and base units having marble effect preparation surfaces over with stainless steel single

drainer sink unit inset. New World oven and grill having inset Whirlpool 4-ring gas hob over. Wall mounted extractor hood. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Built-in larder cupboard. Full length fitted radiator. 13 Amp power points. PVCu double glazed door to side. Door to:

FAMILY ROOM/STUDY 5.28m (17ft 4in) x 2.24m (7ft 4in) : PVCu double glazed window to rear aspect. Single panel and double panel central heating radiators. 13 Amp power points. Laminate flooring as laid.

First floor :

LANDING : PVCu opaque double glazed window to side aspect. Access to roof space. Built-in storage cupboard. Doors to:

BEDROOM 1 FRONT 3.68m (12ft 1in) max x 3.17m (10ft 5in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 3.25m (10ft 8in) x 3.2m (10ft 6in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 2.69m (8ft 10in) over bulkhead x 2.29m (7ft 6in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m): PVCu opaque double glazed window to rear aspect. Suite comprising: low level w.c., pedestal wash hand basin and panelled bath having mixer tap with shower attachment and Triton electric shower over. Fully tiled walls. Single panel central heating radiator.

Outside :

FRONT : Lawned garden with mature hedge. Driveway providing parking terminating at the garage. Gate and path to rear.

GARAGE 5.33m (17ft 6in) max x 2.51m (8ft 3in) : Up and over door. Fitted sink unit having double cupboard below. Working surface. Single base unit. Single wall unit. Plumbing for washing machine. Wall mounted Worcester gas combi boiler.

REAR : Paved patio area. Lawned area with flower and shrub borders.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 4JJ

