

Timothy a brown



29 Brookdale Park,
Crewe, Cheshire CW2 7QZ

Monthly Rental Of £900
(exclusive) + fees

- MODERN TWO-BEDROOM SEMI-DETACHED HOME IN POPULAR BROOKDALE PARK
- SPACIOUS LOUNGE WITH FRONT ASPECT WINDOW AND OPEN-PLAN FEEL
- BRIGHT DINING KITCHEN WITH PATIO DOORS TO THE GARDEN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH SHOWER OVER BATH AND STORAGE CUPBOARD
- JUST UNDERGOING REDECORATION & CARPETING
- BLOCK-PAVED DRIVEWAY AND PRIVATE ENCLOSED REAR GARDEN
- EXCELLENT ACCESS TO A500, M6 AND CREWE RAILWAY STATION FOR COMMUTERS

TO LET (Unfurnished)

MODERN TWO-BEDROOM SEMI-DETACHED HOME IN THE POPULAR BROOKDALE PARK DEVELOPMENT, CREWE

Welcome to this stylish and well-presented two-bedroom semi-detached home, perfectly positioned on the ever-popular **Brookdale Park** – a modern residential development known for its friendly community feel, excellent transport links and easy access to Crewe town centre, Leighton Hospital, Bentley Motors and major commuter routes including the A500 and M6. With Crewe Railway Station just a short drive away, this location is ideal for professionals, commuters and small families seeking convenience without compromising on comfort.

A BRIGHT AND INVITING HOME

Step into the entrance hall and through to a spacious **16'7" lounge**, featuring a large front window, coving detail and plenty of natural light. Stairs rise to the first floor, while a door leads through to the impressive **dining kitchen**.

The **modern dining kitchen** offers a great social space with patio doors opening directly onto the rear garden. Fitted with a range of units, gas hob, oven, extractor, space for appliances and a Worcester combi boiler, it's a practical and welcoming heart of the home.

TWO GENEROUS BEDROOMS

Upstairs, the landing leads to:

- **Bedroom One** – a spacious double overlooking the rear garden, complete with built-in storage.
- **Bedroom Two** – another well-proportioned room with front aspect views and access to the loft.

The **family bathroom** includes a three-piece suite with shower over the bath, partly tiled walls, radiator and built-in cupboard.



OUTSIDE SPACE PERFECT FOR MODERN LIVING

To the front is a **block-paved driveway** and lawned area, providing off-road parking. A side path leads to the rear garden, which is mainly laid to lawn and features a **patio area ideal for alfresco dining**, summer evenings and relaxed outdoor living. The garden is fully enclosed for privacy and security.

A GREAT LOCATION FOR WORK, LEISURE AND LIFESTYLE

Brookdale Park offers the best of both worlds – a peaceful residential setting with everything you need close by:

- Excellent access to **Crewe town centre**, supermarkets and retail parks
- Close to **Leighton Hospital** and **Bentley Motors**
- Quick routes to the **A500, M6** and **Crewe Railway Station**
- Nearby green spaces, walking routes and local amenities

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE HALL : Central heating radiator. Door to:

LOUNGE 11' 2" x 16' 7" (3.40m x 5.05m): Coving to ceiling. PVCu double glazed window to front aspect. Central heating radiator. 13 Amp power points. Stairs to first floor. Door to:

DINING KITCHEN 11' 2" x 11' 1" (3.40m x 3.38m): PVCu double glazed window to rear aspect and double glazed sliding patio doors to patio. Fitted with a range of eye level and base units and drawers with worktop incorporating single drainer sink unit with mixer tap. Built in 4-ring gas hob with oven below and extractor over. Tiled to splashbacks. Space for under counter fridge. Space and plumbing for washing machine. Central heating radiator. 13 Amp power points. Wall mounted Worcester gas combi boiler.



First Floor :

LANDING : Doors to both bedrooms and bathroom.

BEDROOM 1 11' 2" x 11' 1" (3.40m x 3.38m): PVCu double glazed window to rear aspect. Built in cupboard. Central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 11' 2" x 9' 3" (3.40m x 2.82m): Access to roof space. PVCU double glazed window to front aspect. Central heating radiator. 13 Amp power points.

BATHROOM : PVCU double glazed opaque window to side aspect. Three piece suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with shower over. Partly tiled walls. Central heating radiator. Built in cupboard.

Outside :

FRONT : Block paved driveway and lawned area.

SIDE : Path down the side to wooden gate giving access to the rear.

REAR : Mainly laid to lawn with patio area for alfresco entertaining. Enclosed by fencing.

AGENT NOTE: The property is unfurnished and photos are when it was previously tenanted.

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: B

DIRECTIONS: SATNAV CW2 7QZ

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

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.

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



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