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.

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

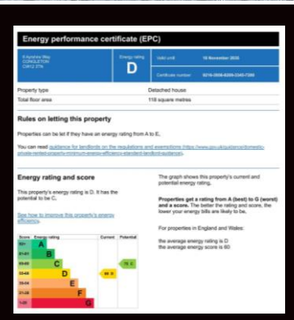
Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
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Timothy a brown

www.timothyabrown.co.uk







6 Ayrshire Way,

Congleton, Cheshire CW12 3TN

Monthly Rental Of £1,800

(exclusive) + fees

- SPACIOUS FOUR-BEDROOM DETACHED HOME
- THREE VERSATILE RECEPTION ROOMS
- BREAKFAST KITCHEN & SEPARATE UTILITY
- PRINCIPAL BEDROOM WITH EN SUITE
- MODERN FAMILY BATHROOM & CLOAKROOM
- DOUBLE GARAGE & AMPLE DRIVEWAY PARKING
- ESTABLISHED, ENCLOSED REAR GARDENS
- OPPOSITE RAILWAY STATION, NEAR CANAL

TO LET (Unfurnished)

AN IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME, OFFERING GENEROUS AND VERSATILE ACCOMMODATION, THREE RECEPTION ROOMS, DOUBLE GARAGE AND DELIGHTFUL ENCLOSED GARDENS, ALL WITHIN A HIGHLY DESIRABLE LOCATION CLOSE TO CONGLETON RAILWAY STATION AND THE MACCLESFIELD CANAL.

An excellent opportunity to rent this spacious four-bedroom detached family home, combining modern comforts, versatile living accommodation and a superb location on the fringes of Congleton's ever-popular Mossley area.

Perfectly suited to family living, this attractive home offers generous and well-balanced accommodation arranged over two floors, with three reception rooms providing flexibility for everyday living, entertaining and working from home.

The ground floor welcomes you with an inviting reception hall and convenient cloakroom. A comfortable lounge provides the perfect space to relax, while the separate dining room is ideal for family meals and entertaining. An additional study/playroom offers valuable versatility, whether required as a home office, children's playroom or occasional snug. At the heart of the home is a well-appointed breakfast kitchen, complemented by a separate utility room, providing excellent practicality for busy family life. Upstairs, four well-proportioned bedrooms offer comfortable accommodation, with the principal bedroom benefiting from a modern en suite shower room. A separate family bathroom serves the remaining bedrooms.

Outside, the property continues to impress. To the front, an extensive block-paved driveway provides ample off-road parking and leads to a substantial double garage. To the rear, established, enclosed lawned gardens offer a wonderful setting for outdoor dining, relaxation and family enjoyment.



The location is another outstanding feature. Positioned opposite Congleton Railway Station, the property is exceptionally convenient for commuters, with rail connections towards Manchester, Stoke-on-Trent and beyond.

The popular Hightown shopping parade, local amenities and Mossley C of E Primary School are all within easy reach, while Congleton town centre offers an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities.

For those who enjoy the outdoors, the picturesque Macclesfield Canal is virtually on the doorstep, providing scenic waterside walks, while the nearby Biddulph Valley Way, Congleton Edge and surrounding Cheshire countryside offer further opportunities for walking, cycling and recreation.

With excellent road connections, including convenient access to the A34, Congleton Link Road and M6 motorway, this superbly located home offers the perfect balance of family-friendly surroundings, countryside accessibility and everyday convenience.

A fantastic family home offering space, versatility and an enviable location. Early viewing is highly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL 9' 6'' x 6' 1'' (2.89m x 1.85m): Steel skinned entrance door having opaque double glazed panels. PVCu double glazed window. Single panel central heating radiator. Built-in storage cupboard. Stairs to first floor. Doors to:

CLOAKROOM : PVCu opaque double glazed window to side. Chrome centrally heated towel radiator. Low level W.C. Vanity wash basin with cupboard below. Tiled to splashbacks.

LOUNGE 16' 1'' x 12' 3'' (4.90m x 3.73m) maximum: PVCu double glazed window to front aspect. Double panel central heating radiator. Feature multi-fuel burner set on stone hearth and having stone mantle above. Television aerial point. Telephone point. 13 Amp power points. Double doors to:



DINING ROOM 12' 0'' x 9' 3'' (3.65m x 2.82m): PVCu double glazed sliding door to rear. Double panel central heating radiator. 13 Amp power points. Door to:

BREAKFAST KITCHEN 15' 5'' x 12' 1'' (4.70m x 3.68m) maximum: PVCu double glazed windows to rear and side. Double panel central heating radiator. Fitted with a range of maple effect wall and base units incorporating display cabinet and breakfast bar. Roll edge granite effect preparation surfaces. One and a half bowl stainless steel sink and drainer with mixer tap. Inset 5-Ring gas hob having double oven and grill below with extractor hood over. Siemens dishwasher. Tiled to splashbacks. Built-in understairs storage cupboard. 13 Amp power points. Door to:

UTILITY ROOM 7' 1'' x 5' 7'' (2.16m x 1.70m): Steel skinned door having opaque double glazed panel to side. PVCu double glazed window to side. Beech effect wall and base units. Granite effect working surfaces. Stainless steel single bowl sink and drainer with mixer tap. Tiled to splashbacks. Space for fridge freezer. Space and plumbing for washing machine. 13 Amp power points

STUDY/PLAYROOM 9' 0'' x 8' 4'' (2.74m x 2.54m): PVCu double glazed window to front aspect. Double panel central heating radiator. Television point. 13 Amp power points.

First floor :

LANDING : Built-in cupboard with heated towel rail. Access to roof space. Doors to:

BEDROOM 1 FRONT 10' 4'' x 9' 6'' (3.15m x 2.89m) to wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. Range of fitted furniture including wardrobes, bedside cabinets and dressing table. Fitted bedhead. 13 Amp power points.

EN SUITE : PVCu opaque double glazed window to front aspect. Chrome centrally heated towel radiator. Fully tiled walls. Low level W.C. with enclosed cistern. Ceramic wash hand basin set on tiled vanity unit. Mains fed shower unit with half screen. Extractor fan.



BEDROOM 2 FRONT 9' 10'' x 9' 0'' (2.99m x 2.74m) to wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. Television point. Fitted wardrobes having mirrored sliding doors. 13 Amp power points.

BEDROOM 3 REAR 9' 1'' x 8' 7'' (2.77m x 2.61m) maximum: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 8' 7'' x 8' 7'' (2.61m x 2.61m) maximum: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 2'' x 5' 6'' (2.18m x 1.68m): PVCu opaque double glazed window to rear aspect. Chrome centrally heated towel radiator. White suite comprising low level W.C., pedestal wash hand basin, bidet and panelled bath having electrical shower over and glazed screen. Tiled to splashbacks. Extractor fan.

Outside :

DOUBLE GARAGE 16' 10'' x 16' 4'' (5.13m x 4.97m) internal measurements: Twin up and over doors. Window to side aspect and personal door. Power and light.

FRONT : Block paved drive providing ample off road parking space. Lawn area. Fencing. Gate and path to:

SIDE : Timber garden store. Access to:

REAR : Paved patio area with steps up to lawn area having mature shrubs. Timber summer house.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire TAX BAND: E

DIRECTIONS: SATNAV CW12 3TN

