

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 performance certificate (EPC)

9 Leigh Road
CONGLETON
CW12 2EG

Energy rating

D

Valid until:

11 December 2034

Certificate number:

9360-2589-9420-2994-8435

Property type

Detached bungalow

Total floor area

83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	83 B
39-54	E		
21-38	F		
1-20	G		

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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9 Leigh Road,
Congleton, Cheshire CW12 2EG

Monthly Rental Of
£1,500

- WELL PRESENTED DETACHED BUNGALOW
- THREE BEDROOMS
- MODERN BATHROOM SUITE
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- SINGLE GARAGE
- FRONT & REAR GARDENS

TO LET (Unfurnished)

****PRIVATE NON OVERLOOKED POSITION****

A PLEASANTLY PRESENTED INDIVIDUALLY DESIGNED THREE-BEDROOM DETACHED BUNGALOW.

ELEVATED POSITION ON THE FRINGE OF THE HIGHLY SOUGHT AFTER BUGLAWTON LOCALITY.

GENEROUS, MATURE GARDENS. OPEN COUNTRYSIDE AND CANALSIDE WALKS ON YOUR DOORSTEP.

IDEALLY LOCATED ON THE EAST SIDE OF CONGLETON ALLOWING FOR SPEEDY ACCESS TO MACCLESFIELD.

Reception hall, lounge/dining room, kitchen, three bedrooms and modern bathroom. Driveway and garage. Established lawned gardens to front and rear.

This spacious and pleasantly presented individually designed detached bungalow is located close to open countryside, which allows those who enjoy rural pursuits to take advantage for the countryside on its doorstep. The bungalow is approached via its own private driveway, which terminates at the attached garage. The main entrance leads into the reception porch with door into the spacious lounge/dining room, with the kitchen off. From the inner hallway are doorways to the three bedrooms and modern bathroom.

Externally are established lawned gardens to the front and rear, with an extensive patio ideal for alfresco entertaining.

It is positioned in the favoured Buglawton suburb, with open countryside and canalside walks close by. Practically "around the corner" is a convenience store



which offers a decent range of day to day household goods, and it's within the catchment of reputable primary schools; Buglawton and Havannah, and there's even a pleasant public house just a gentle stroll away.

Congleton has outstanding transport and communications links :

- Convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Congleton is a 15 minute drive 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 19 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads.
- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blues Festival enhance an active cultural scene.



Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends.

The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE PORCH : PVCu opaque double glazed entrance door. Door to:

L-SHAPED LOUNGE/DINING ROOM 6.38m (20ft 11in) Reducing to 3.66m (12ft 0in) x 5.44m (17ft 10in) Reducing to 2.72m (8ft 11in): Two PVCu double glazed windows to front. Coving to ceiling. Two double panel central heating radiators. One single panel central heating radiator. Feature fireplace having stone effect hearth, mantel and display shelves. Television aerial point.

LOUNGE/DINING ROOM PHOTO :

KITCHEN 10' 4" x 8' 4" (3.15m x 2.54m): PVCu double glazed window to side. PVCu opaque double glazed door to side. Fitted with a range of light beech effect wall and base units having working surfaces over. Inset one and a half bowl sink and drainer with mixer tap. Freestanding Creda slot in electric oven. Tall storage units to match. Double panel central heating radiator. Tiled to splashbacks. Space and plumbing for washing machine. Serving hatch to dining area. Breakfast bar.

INNER HALL : Single panel central heating radiator. Access to roof space. Doors to:

BEDROOM 1 REAR 4.24m (13ft 11in) x 3.48m (11ft 5in into wardrobes) : PVCu double glazed window to rear. Single panel central heating radiator. Range of 3 double fitted wardrobes.



BEDROOM 2 REAR 3.48m (11ft 5in) x 3.02m (9ft 11in) : Single panel central heating radiator. PVCu double glazed French doors to rear garden. 13 Amp power points.

BEDROOM 3 SIDE 11' 5" x 8' 5" (3.48m x 2.56m max): PVCu double glazed window to side. Single panel central heating radiator. 13 Amp power points

BATHROOM 6' 7" x 6' 6" (2.01m x 1.98m): PVCu opaque double glazed window to side. Single panel central heating radiator. Half tiled walls. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton electric shower over. Chrome central heating towel radiator. Grey marble effect tiles to splashbacks. Airing cupboard with lagged hot water cylinder.

Outside :

FRONT : Laid to lawn area with mature flower and shrub borders. Paved driveway providing off road parking space and access to garage. Gated access on both sides leading to rear.

GARAGE 5.61m (18ft 5in) x 2.79m (9ft 2in) Internal Measurements: Up and over door. PVCu double glazed window to rear. PVCu opaque double glazed door to rear. Floor standing Glow-worm gas central heating boiler. Power and light.

REAR : Laid to lawn with mature hedging and flower and shrub borders. Paved patio area. Timber garden store.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 2EG

