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).

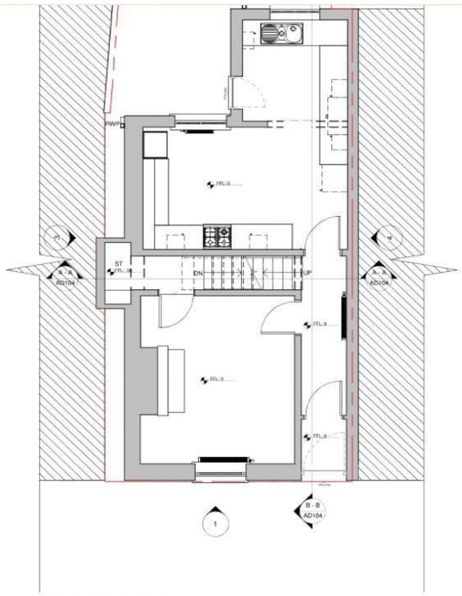
(b) A security deposit – equivalent to **five weeks rent** in **cleared funds.** This covers damages or defaults on the part of the tenant during the tenancy.

(c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

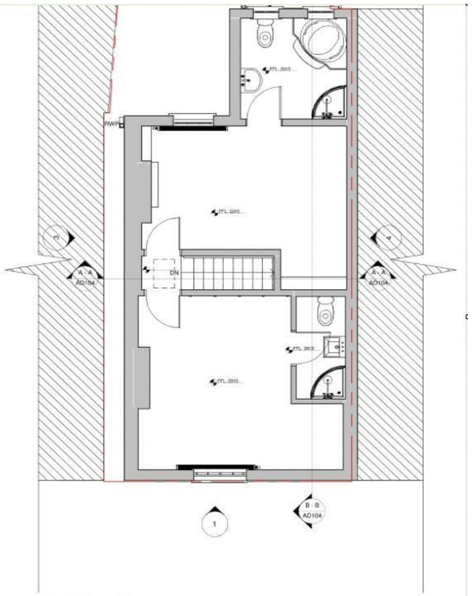
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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



Ground Floor Plan



First Floor Plan

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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67 West Street,

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Monthly Rental Of £1,000

(exclusive) + fees

- BEAUTIFULLY REFURBISHED VICTORIAN TOWNHOUSE
- TWO GENEROUS DOUBLE BEDROOMS BOTH HAVING EN-SUITES
- NEWLY FITTED KITCHEN
- GRACIOUS LOUNGE
- CONTEMPORARY COMFORTS WHILST RETAINING PERIOD GRANDEUR
- VERSATILE CELLAR SPACE/OFFICE
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- USEFUL STORAGE GARAGE
- SHORT WALK TO TOWN CENTRE

Unrivalled Unrivalled Victorian Elegance Meets Modern Luxury.

Experience Unmatched Charm: This Beautifully Restored Victorian Townhouse in Congleton is Truly a Dream Home – A Rarity That's Tough to Beat!

Discover the perfect blend of period grandeur and contemporary comfort in this exquisite Victorian townhouse. Meticulously brought back to life, this home has undergone a complete, luxurious refurbishment while preserving its abundant original features. Step inside and be greeted by fresh, new floor coverings, elegant tiling, and pristine decoration, setting the scene for sophisticated living.

Inside Your New Home:

The ground floor opens into a welcoming reception hall, leading to a gracious living room. The heart of the home is a light-filled dining kitchen, newly fitted. Descend to the versatile cellar office, an ideal space for work or creativity.

Upstairs, the first floor boasts two generous double bedrooms, promising restful nights. Upstairs, the first floor boasts two generous double bedrooms, promising restful nights. The master bedroom benefits from a private en-suite shower room, whilst bedroom two's luxurious en-suite bathroom is a sanctuary, featuring both a separate shower and a main bath.

Outdoor & Practical Delights:

Outside, enjoy a charming rear courtyard garden, perfect for alfresco dining or quiet contemplation. Convenient municipal car parks close by. This home also benefits from a gas central heating system and boiler, along with updated electrical systems, ensuring modern efficiency.

Prime Location & Vibrant Lifestyle:

This attractive period home enjoys an easy stroll to Congleton town centre and offers pleasant views over the Congleton Bowling Club. Live amidst Congleton's vibrant nightlife, with an excellent selection of pubs, restaurants, and a fitness centre. Embrace outdoor pursuits with scenic walks in the Peak District National Park just moments away. The town centre provides all your essentials, from Marks & Spencer Simply Food and Tesco to independent butchers, florists, newsagents, chemists, doctors, and dentists.

Commuting is a breeze, with Congleton's railway station offering frequent links to national rail networks, including express connections to Stoke-on-Trent and Manchester Piccadilly. Manchester International Airport is also easily accessible, connecting you globally.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled door to:

LOBBY : Panelled door to:

RECEPTION HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

LOUNGE 13' 1'' x 11' 6'' (3.98m x 3.50m): Georgian style sealed unit double glazed sash window to front aspect. Double panel central heating radiator. Coving to ceiling. Central ceiling rose. Dado rail. Cast iron feature fireplace with tiled hearth and stone surround. Door to antispace and cellar head with stairs down.

CELLAR OFFICE 15' 5'' x 9' 0'' (4.70m x 2.74m): Original beams to ceiling. Exposed brick walls. Single panel central heating radiator. 13 Amp power points. Stone flag floor.

DINING KITCHEN 18' 0'' x 15' 2'' (5.48m x 4.62m) max: Two PVCu double glazed windows to rear aspect. Extensive range of quality pine fitted kitchen with ample storage eye level and base cupboards with granite effect preparation surfaces over, with composite 1.5 bowl sink unit inset. Space for fridge and freezer. Slot in gas cooker with extractor hood above. Space and plumbing for washing machine. Fully tiled walls and floor. PVCu double glazed door to outside rear. Wall mounted Ideal gas combi boiler.

First Floor :

BEDROOM 1 FRONT 10' 7'' extending to 15' 4'' x 13' 8'' (3.22m extending to 4.67m x 4.16m): Georgian style sealed unit double glazed sash window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature cast iron fireplace.

EN-SUITE SHOWER ROOM 8' 1'' x 3' 7'' (2.46m x 1.09m): White suite comprising: Low level W.C., ceramic wash hand basin with cupboard below and corner shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator.

BEDROOM 2 REAR 14' 5'' x 9' 8'' extending to 12' 10'' (4.39m x 2.94m extending to 3.91m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Feature cast iron fireplace with stone surround.

EN-SUITE BATHROOM 7' 10'' x 7' 10'' (2.39m x 2.39m): Two PVCu double glazed windows to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and corner panelled bath. Separate corner shower cubicle with a mains fed shower. Chrome centrally heated towel radiator.

Outside :

REAR : Brick wall courtyard with raised planters. Brick built W.C. and store. Gated access to garden area and raised planers and greenhouse.

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

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

LOCAL AUTHORITY: Cheshire East.

TAX BAND: TBC.

EPC RATING: Pending.

DIRECTIONS: SATNAV CW12 1JY