Timothy a brown

BRITISH PROPERTY AWARDS 2024 - 2025 ★★★★★ GOLD WINNER LETTING AGENT IN CONGLETON

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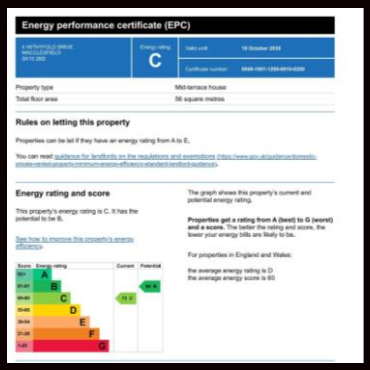
BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS






Energy performance certificate (EPC)

C

Property type: Mid-terrace house

Total floor area: 56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is C. 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



4 Withyfold Drive,

Macclesfield, Cheshire SK10 2BD

Monthly Rental Of £950

(exclusive) + fees

- FURNISHED TWO-BED END TERRACE IN A QUIET RESIDENTIAL LOCATION
- MODERN KITCHEN-DINER WITH APPLIANCES INCLUDED
- BRIGHT REAR LOUNGE WITH DIRECT ACCESS TO THE PATIO
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT
- OFF-ROAD PARKING TO THE FRONT OF THE PROPERTY
- LARGE COMMUNAL PATIO & GARDEN TO THE REAR
- CONVENIENTLY LOCATED FOR MACCLESFIELD TOWN CENTRE & ALL AMENITIES

TO LET (Furnished)

Located on Withyfold Drive in a well-established residential area, this furnished terraced home offers a practical and comfortable setup within easy reach of Macclesfield town centre, local shops and commuter routes.

Off-road parking is provided at the front, with a large shared outdoor area to the rear ideal for relaxing or entertaining.

The ground floor includes a well-equipped kitchen/diner and a rear lounge with direct access to the shared patio and gardens.

Upstairs, you'll find two bedrooms and a bathroom, all served by gas central heating and PVCu double glazing.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to:

KITCHEN DINER 17' 2'' x 10' 3'' (5.23m x 3.12m) min: PVCu double glazed window. Low voltage downlighters inset. Fitted with a range of eye level and base units with laminate preparation surfaces over having stainless steel single drainer sink unit inset with mixer tap. Gas hob with extractor over and oven below. Tiled splashbacks. Radiator. 13 Amp power points. Wall mounted central heating boiler. Doorway to:

LOUNGE 11' 8'' x 10' 10'' min 13'7 '' max (3.55m x 3.30m min 4.14 max): PVCu double glazed window with rear garden aspect. Radiator. Stairs to first floor with cupboard below. PVCu double glazed French doors opening to rear garden.

First Floor :

LANDING : Access to roof space. Doors to all rooms.

BEDROOM 1 REAR 11' 7'' x 10' 5'' (3.53m x 3.17m): Two PVCu double glazed windows. Radiator.

BEDROOM 2 FRONT 6' 5'' x 10' 2'' (1.95m x 3.10m): PVCu double glazed window. Radiator. Over-stairs cupboard.

BATHROOM : PVCu double glazed window. White suite comprising: Low level W.C., panelled bath with mixer shower taps and hand grips, and pedestal wash hand basin. Half tiled walls.

Outside :

FRONT : Tarmac off road parking.

SHARED REAR : Fully maintained patio area leading to lawn.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV SK10 2BD

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 particul ars 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
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk