

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:-

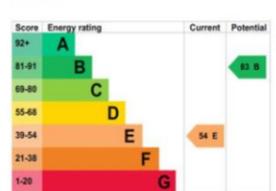
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity 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

Energy performance certificate (EPC)			
35 BIDDULPH ROAD CONGLETON CW12 3LQ	Energy rating E	Valid until 22 February 2031	Certificate number 2130-3802-7090-1003-7121
Property type	End-terrace house		
Total floor area	80 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).			
Energy rating and score			
This property's energy rating is E. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency.		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			



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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35 Biddulph Road,
Congleton, Cheshire CW12 3LQ

Monthly Rental Of £1,200
(exclusive) + fees

- DISTINGUISHED END-TERRACE IN PRIME SOUGHT-AFTER MOSSLEY
- NEWLY REFURBISHED WITH ORIGINAL PERIOD FEATURES
- THREE BEDROOMS & CONTEMPORARY FAMILY BATHROOM
- MODERN BREAKFAST KITCHEN & SPACIOUS CELLAR STORAGE
- CHARMING LOUNGE & DINING ROOM BOTH WITH OPEN COAL FIREPLACES
- IMPRESSIVE 100FT REAR GARDEN
- MOMENTS FROM RAILWAY STATION, SHOPS & OPEN COUNTRYSIDE
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES SEEKING SPACE & CONVENIENCE

TO LET (Unfurnished)

An Elegant Period End Townhouse with Generous Gardens.

This distinguished and recently refurbished three-bedroom period end townhouse offers a rare combination of character, space and location, further enhanced by an unexpected and impressive rear garden extending to approximately 100ft — a true rarity for a property of this type.

Occupying one of Congleton's most desirable addresses, the home is perfectly positioned with open countryside just moments away, while local shops and the railway station are only a short stroll from the front door.

The property has been tastefully improved, thoughtfully blending modern comforts with its original period features. The result is a warm, elegant home that has retained its heritage while meeting the expectations of contemporary living.

The accommodation briefly comprises: a welcoming reception hall, a charming lounge with bay window and open coal fireplace, a separate dining room also featuring an open coal fireplace, and a newly fitted breakfast kitchen. A spacious cellar provides excellent additional storage.

To the first floor, a galleried landing leads to three well-proportioned bedrooms, two of which are generous doubles, all served by a modern family bathroom.

The location is particularly appealing. Within a two-minute walk, you will find Congleton railway station, eliminating the need to drive, alongside a wide range of everyday amenities including a chemist, bakery, hardware store, convenience shop, barbers, hairdressers and post office. The popular Wonky Pear microbar adds to the area's vibrant yet relaxed community feel.

Families are well catered for, with the well-regarded Mossley C of E Primary School close by, as well as nurseries and before-and-after school care within easy reach.

A delightful and characterful home offering space, elegance and exceptional convenience — early viewing is highly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : Coving to ceiling. 13 Amp power points. Stairs to first floor.

LOUNGE 13' 10" x 13' 1" (4.21m x 3.98m) into bay: PVCu double glazed bar window to front aspect. Coving to ceiling. Single panel central heating radiator. Open coal fireplace set within tiled hearth and back.

DINING ROOM 13' 8" x 12' 3" (4.16m x 3.73m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Open coal fireplace set within tiled hearth and back.

BREAKFAST KITCHEN 15' 0" x 10' 0" (4.57m x 3.05m): PVCu double glazed window to side aspect. Extensive range of modern eye level and base units in dark blue having oak effect preparation surfaces over with stainless steel sink unit inset. Built in 4-ring halogen hob with extractor hood over. Built in electric oven and grill. Space and plumbing for washing machine (washing machine included but will not be the responsibility of the landlord to repair and replace). Space for fridge freezer (fridge freezer included but will not be the responsibility of the landlord to repair and replace). Cupboard housing Baxi combi gas boiler. 13 Amp power points. PVCu double glazed door to outside. Door to:

Cellar :

STORE 1 8' 4" x 3' 5" (2.54m x 1.04m):

STORE 2 13' 0" x 11' 7" (3.96m x 3.53m):

First Floor :

GALLERIED LANDING 12' 4" x 5' 6" (3.76m x 1.68m): Handrail with stringers. Access to roof space.

BEDROOM 1 FRONT 16' 3" x 12' 0" (4.95m x 3.65m): Two PVCu double glazed windows to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 12' 2" x 10' 2" (3.71m x 3.10m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 0" x 7' 5" (3.05m x 2.26m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 6" x 6' 4" (1.98m x 1.93m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with thermostatically controlled mains fed shower over. Glazed tiles to splashbacks. Single panel central heating radiator.

Outside :

FRONT : Small forecourt with path to the front door.

REAR : Adjacent to the rear of the property is an enclosed courtyard with attached brick built store. Beyond is an enclosed lawned garden.

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: C

DIRECTIONS: SATNAV CW12 3LQ

