

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

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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38 Belgrave Avenue
Congleton, Cheshire CW12 1HT

Monthly Rental Of £950
(exclusive) + fees

- WELL PRESENTED MID MEWS
- TWO DOUBLE BEDROOMS
- LUXURY MODERN BATHROOM
- DOUBLE WIDTH DRIVEWAY PROVIDING PARKING FOR TWO CARS
- ENCLOSED REAR GARDEN
- CLOSE TO CONGLETON TOWN CENTRE
- SMALL CUL-DE-SAC POSITION

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Your Stylish and Effortlessly Practical Mews Home Awaits!

Discover the perfect harmony of modern comfort and established charm in this well maintained two-bedroom mews property, with it’s **bright and well-balanced interior**.

Step inside and feel instantly at home in the clean and tidy spaces. The layout flows seamlessly from the welcoming reception hallway to the comfortable lounge, leading into a **good-sized dining kitchen** and a bright **CONSERVATORY** – perfect for relaxing and entertaining.

Outside, the convenience is unmatched with a highly desirable **DOUBLE-WIDTH DRIVEWAY**, offering ample off-road parking. Beyond lies a charming, enclosed rear garden – a private sanctuary for al fresco dining.

Positioned in a peaceful cul-de-sac, you'll find yourself moments away from the convenience of Congleton Retail Park (including Tesco and M&S Food) and a short stroll from Congleton's vibrant town centre. Excellent access to the A34 and the new Congleton Link Road makes commuting to Manchester and Macclesfield incredibly easy.

Embrace the rich lifestyle Congleton offers, from its diverse shops and restaurants to its thriving cultural scene and the natural beauty of Astbury

Mere Country Park. Excellent schools and a full range of amenities are within easy reach.

Connectivity is superb: Enjoy swift access to major road networks, including the M6 and the A34, placing Manchester, Liverpool, and Birmingham within comfortable reach. Manchester International Airport is a short drive away, and the rail links from Congleton and nearby Crewe (with future HS2) provide exceptional travel options.

This is more than just a property; it's a **stylish, practical, and perfectly located home** offering a truly wonderful quality of life.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu panelled front door to:

HALL : Double panel central heating radiator. Grey oak effect floor. Stairs to first floor.

LOUNGE 11' 8" x 10' 0" (3.55m x 3.05m) extending to 14ft 6in into **recess**: PVCu double glazed bay window to front aspect. Recessed feature fireplace. Double panel central heating radiator. 13 Amp power points. Grey oak effect floor. Multi glazed french doors to kitchen.

DINING KITCHEN 14' 6" x 9' 6" (4.42m x 2.89m): PVCu double glazed window to rear aspect. Extensive range of beech effect eye level and base units having matching preparation surfaces with stainless steel single drainer sink unit inset. Built-in 5 ring stainless steel gas hob with extractor hood over and electric oven below. Double panel central heating radiator. 13 Amp power

points. Grey oak effect flooring. Cupboard housing Worcester gas combi boiler. PVCu double glazed door to conservatory.

CONSERVATORY 9' 10" x 9' 8" (2.99m x 2.94m): Brick built base with PVCu double glazed upper panels with triple polycarbonate roof over. 13 Amp power points. Ceramic tiled floor. PVCu double glazed french doors to garden.

First Floor :

LANDING : Access to roof space.

BEDROOM 1 FRONT 11' 0" x 10' 3" (3.35m x 3.12m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Quality triple built-in wardrobes by Sliderobes to one wall. Television aerial point. Built-in double cupboard.

BEDROOM 2 REAR 10' 10" x 8' 0" (3.30m x 2.44m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 8' 0" x 7' 8" (2.44m x 2.34m): Low voltage downlighters inset. PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C. with concealed cistern, ceramic wash hand basin with cupboard below and antique brass effect freestanding bath with antique brass effect bath/shower mixer. Large walk-in shower with thermostatically controlled mains fed shower with glass screen. Antique brass effect towel radiator. Marble effect shower boarding.

Outside :

FRONT : Block paved double width driveway comfortably providing parking for at least two vehicles.

REAR : Paved patio with lawned garden encompassed with flower borders. Guinnel providing shared gated access to front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1HT

