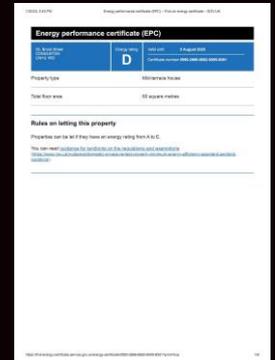


Timothy a brown



55 Brook Street,
Congleton, Cheshire CW12 1RD

Monthly Rental Of £850
(exclusive) + fees

- BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE
- MODERN FITTED KITCHEN
- OPEN PLAN LOUNGE THROUGH DINING ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- REAR LAWNED GARDEN
- CLOSE TO TOWN CENTRE & AMENITIES

TO LET (Unfurnished)

WATCH OUR ONLINE PROPERTY TOUR

A MUCH IMPROVED LARGER THAN AVERAGE TERRACE COTTAGE WITH THE DISTINCT ADVANTAGE OF A LONG LAWNED GARDEN TO THE REAR. A STONE'S THROW FROM CONGLETON PARK AND THE 'STATE OF THE ART' CONGLETON LEISURE CENTRE.

This lovely characterful home is complete with full gas central heating via a modern Worcester combi boiler, and full PVCu double glazing to include both the front and rear doors.

The front entrance opens into the spacious lounge with feature fireplace, AND through dining room, beyond which is the kitchen, enjoying a rear garden aspect. The first floor offers the two double bedrooms, both of equal generous proportions, and a pleasant shower room.

Outside is paved sitting out terrace, which overlooks the long lawned enclosed gardens.

Unrestricted on street parking is also found immediately to the front on Brook Street.

A great characterful home, positioned in such a practical locality, with an array of conveniences laid out on its doorstep, as it's only few minutes' walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the "award winning" Congleton Park. A majestic place, with children's play areas, playing fields and Pavillion café/bar.



The 'state- of- the- art' leisure centre is a massive draw to the area, creating all manner of excitement and endless leisure pursuits. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to Manchester and Stoke-on-Trent.

The accommodation briefly comprises:

(all dimensions are approximate)

Lounge / Through Dining Room 23' 3" x 11' 6" (7.08m x 3.50m) :

LOUNGE 11' 6" x 10' 9" (3.50m x 3.27m) : PVCu double glazed window to front aspect. Feature fireplace with stone hearth. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Single panel central heating radiator.

THROUGH DINING ROOM 3.63m (11ft 11in) max x 3.56m (11ft 8in) max : 13 Amp power points. Single panel central heating radiator. Stairs to first floor. Door to:

KITCHEN 2.97m (9ft 9in) x 2.08m (6ft 10in) : PVCu double glazed window to rear aspect. Beech effect eye level and base units with roll edge formica preparation surface over with stainless steel single drainer sink unit inset. Built-in 4-ring ceramic hob with electric oven below. Space and plumbing for washing machine. Tiled to splashbacks. 13 Amp power points. PVCu double glazed door with glazed upper panel to rear garden.

First floor : LANDING : 13 Amp power points. Doors to:

BEDROOM 1 FRONT 3.58m (11ft 9in) max x 3.35m (11ft 0in) : PVCu double glazed window to front aspect. 13 Amp power points. Single panel central heating radiator. Airing cupboard housing Worcester combi gas central heating boiler.

BEDROOM 2 REAR 2.67m (8ft 9in) x 2.49m (8ft 2in) : PVCu double glazed window to rear aspect. 13 Amp power points. Single panel central heating radiator. Access to roof space.



SHOWER ROOM 7' 0" x 5' 9" (2.13m x 1.75m) : PVCu double glazed window to rear aspect. Suite comprising: low level w.c., pedestal wash hand basin and separate shower with Triton electric shower. Single panel central heating radiator. Extractor fan. Half tiled walls.

Outside :

REAR : Small patio area. Flagged path extending to the side of long lawned garden area with borders. Flagged area to rear of the garden with shed.

NOTE : There is a pedestrian right-of-way over this and adjoining properties to allow access into Brook Street.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY : Cheshire East

TAX BAND : A

DIRECTIONS : SATNAV: CW12 1RD

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.

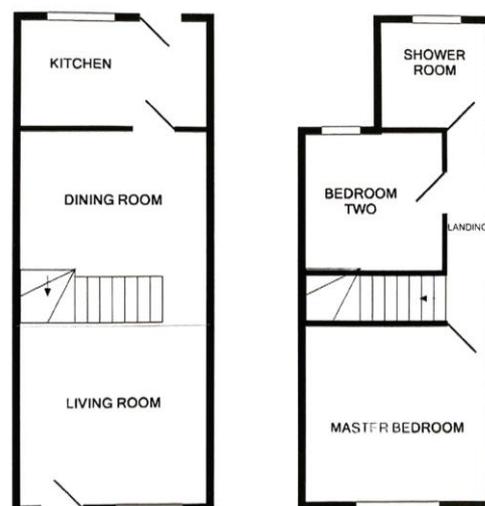
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

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.

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