

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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Monthly Rental Of £895
(exclusive) + fees

- LUXURIOUS TWO-BEDROOM END-TERRACE HOME
- SPACIOUS OPEN-PLAN LIVING KITCHEN
- GROUND FLOOR CLOAKROOM/WC
- MODERN BATHROOM AND TWO WELL-PROPORTIONED BEDROOMS
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- ENCLOSED REAR TERRACE
- PRIVATE DRIVEWAY PARKING SPACE
- WALKING DISTANCE TO CONGLETON TOWN CENTRE, AMENITIES AND TRANSPORT LINKS

TO LET (Unfurnished)

A Stunning Contemporary Modern Constructed Two Bedroom End-Terrace Home with Private Parking Timothy A Brown are delighted to offer To Let this beautifully appointed two-bedroom end-terrace residence (constructed circa 2018), offering stylish, contemporary living in a highly sought-after location close to the heart of Congleton.

Finished to an exceptional standard throughout, this impressive home combines modern design with practical living space, making it ideal for those seeking a low-maintenance lifestyle within easy reach of local amenities.

The accommodation briefly comprises an inviting entrance, cloakroom/WC, and a superb open-plan living kitchen that forms the heart of the home. The kitchen is fitted with contemporary units and quality finishes, seamlessly flowing into the living area to create a bright and sociable space perfect for everyday living and entertaining.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom. The property further benefits from a modern gas-fired central heating system with underfloor heating throughout the ground floor, ensuring comfort and efficiency year-round.

Externally, the property enjoys a charming and private rear terrace, providing the perfect spot for

outdoor dining or relaxing, together with the valuable advantage of a private driveway parking space.

Situated within a quiet and attractive part of Congleton, the property is conveniently positioned just 0.3 miles from the town centre, offering an excellent selection of independent shops, cafés, bars, restaurants and everyday amenities. Recreational facilities are also close at hand, including the cricket ground, bowls club and lawn tennis club, which lies just 200 metres away.

For commuters, Congleton enjoys excellent transport links, with easy access to the M6 motorway network and rail services from Congleton Station, approximately 1.3 miles away, providing connections to Manchester, Liverpool, Crewe and beyond.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door to open plan lounge/kitchen. Stairs to first floor.

LIVING KITCHEN 17' 1" x 15' 8" (5.20m x 4.77m) overall:

LOUNGE AREA 17' 1" x 7' 5" (5.20m x 2.26m): Anthracite grey double glazed bi-folding doors to rear courtyard. Low voltage down lighters to ceiling. 13 Amp power points. Television aerial point. Wood effect tiled floor with under floor heating.

KITCHEN AREA 12' 8" x 8' 1" (3.86m x 2.46m): PVCu double glazed window to front aspect. Low voltage downlighters inset.

Attractive fitted kitchen with quartz preparation surface made to form a breakfast bar. Stainless steel sink with mixer tap. 4 ring Bosch induction hob with extractor canopy over and Bosch electric fan assisted oven below. Space and plumbing for washing machine. Integrated freezer. Space for fridge. Cupboard housing Glowworm gas central heating boiler with built-in programmer. Wood effect tiled floor with under floor heating. Stairs with storage cupboard below.

CLOAKROOM : PVCu double glazed window to front aspect. White suite comprising W.C. Pedestal wash hand basin. Wood effect tiled floor with under floor heating.

BEDROOM 1 FRONT 12' 9" x 8' 3" (3.88m x 2.51m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Door to walk-in wardrobes measuring 4ft 10in x 4ft 0in) with hanging rails.

BEDROOM 2 REAR 7' 0" x 8' 10" (2.13m x 2.69m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point.

BATHROOM : PVCu double glazed opaque window to rear aspect. Low voltage downlighters inset. White suite comprising: pedestal wash hand basin with mixer tap, low level W.C., and panelled bath with mixer tap and mains fed shower. Extractor fan. Partly tiled walls. Wall mounted centrally heated towel radiator.

Outside :

REAR : Enclosed Indian stone paved courtyard with timber fencing and with a right of way for three adjoining properties.

CAR PARKING : Private tarmac driveway parking space adjacent.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4DJ

