

# Timothy a brown



## 158 Biddulph Road

Congleton, Cheshire CW12 3LS

Monthly Rental Of £950

(exclusive) + fees

- MODERN DOUBLE FRONTED 3 BED MID TERRACE
- FULL DOUBLE GLAZING & GAS CENTRAL HEATING
- ENCLOSED FLAG LAID YARD TO REAR
- VIEWS OVERLOOKING CONGLETON GOLF COURSE

## TO LET (Unfurnished)

A BEAUTIFULLY PRESENTED AND MODERNISED DOUBLE FRONTED 3 BEDROOM MID TERRACE PROPERTY HAVING THE BENEFIT OF FULL DOUBLE GLAZING, GAS CENTRAL HEATING AND ENCLOSED FLAG LAID YARD TO THE REAR. VIEWS OVERLOOKING CONGLETON GOLF COURSE.

Large sitting room, dining kitchen and rear porch. THREE double bedrooms and luxurious family shower room. Enclosed Indian stone paved yard.

### The accommodation briefly comprises

(all dimensions are approximate)

**FRONT ENTRANCE :** Timber panelled front door to:

**LOUNGE 4.67m (15ft 4in) x 3.61m (11ft 10in) :** Two PVCu double glazed windows to front aspect. Exposed timber beams to ceiling. Cast iron fireplace having living flame coal effect gas fire set on granite effect hearth. Two double panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Understairs storage cupboard. Mahogany effect floor. Stairs to first floor.

**DINING KITCHEN 18' 3" x 9' 3" (5.56m x 2.82m):**

**Kitchen Area :** PVCu double glazed window to rear aspect. Exposed timber beams to ceiling. Range of antique style wooden fronted eye level and base units having roll edge formica preparation surfaces having stainless steel one and a half bowl sink unit inset. Fitted 4-ring electric hob with electric double oven/grill below with extractor hood over. Space and plumbing for dishwasher. Tiled to splashbacks. 13 Amp power points. BT telephone point (subject to BT approval). Tiled floor.

**Dining Area :** PVCu double glazed window to rear aspect. Feature stone fireplace. Double panel central heating radiator. 13 Amp power points. Tiled floor. Door to:



**REAR ENTRANCE PORCH :** PVCu double glazed window to rear aspect. Exposed timber beams. Single panel central heating radiator. Tiled floor. Door to rear.

**First Floor :**

**LANDING :** 13 Amp power points. Access to roof space.

**BEDROOM 1 FRONT 3.61m (11ft 10in) x 3.51m (11ft 6in) :** PVCu double glazed window to front aspect. Exposed brickwork to chimney breast with cast iron feature fireplace. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Exposed floorboards.

**BEDROOM 2 REAR 3.45m (11ft 4in) x 2.95m (9ft 8in) :** PVCu double glazed window to rear aspect. Exposed brickwork to chimney breast with cast iron feature fireplace. Single panel central heating radiator. Exposed floorboards. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point.

**BEDROOM 3 REAR 3.28m (10ft 9in) x 3m (9ft 10in) :** PVCu double glazed window to rear aspect. Exposed stonework to one wall. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

**SHOWER ROOM :** PVCu double glazed window to front aspect. White suite comprising: high flush w.c., wash hand basin set in vanity unit with double cupboard below and double sized shower cubicle housing a mains fed shower. Half tiled walls. Double panel central heating radiator. Double storage cupboard.

**Outside :**

**FRONT :** Flagged courtyard.

**REAR :** Flagged patio garden. Tap. Access provided to front.

**BRICK BUILT UTILITY :** PVCu double glazed window to side aspect. Wall mounted Ideal Logic combination boiler. Half tiled walls.



Space and plumbing for washing machine. Low level w.c. Single panel central heating radiator.

**SERVICES :** All mains services are connected.

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** Proceed out of Congleton on the A527 (Biddulph Road) and upon reaching the traffic lights at Mossley cross roads continue straight across and proceed down Biddulph Road for approximately mile where the property will be found on the right hand side after the turning for Boundary Lane.

### 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.

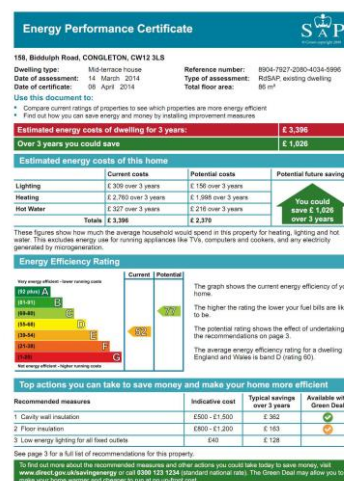
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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).

**WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.**

**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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)



**Disclaimer**  
Timothy A Brown endeavoured 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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