

# Timothy a brown



## 12 Holford Street

Congleton, Cheshire CW12 1HA

Monthly Rental Of £800

(exclusive) + fees

- TOWN CENTRE LOCATION
- EXTENDED END-TERRACE
- TWO RECEPTION ROOMS
- PRIVATE COURTYARD / PARKING
- GCH & DOUBLE GLAZING
- EXCELLENT TRANSPORT LINKS

## TO LET (Unfurnished)

### Charming Extended Two-Bedroom end Terrace in the Heart of Congleton

Perfectly positioned just a short stroll from Congleton's vibrant town centre, this delightful end-terrace home offers the ideal blend of convenience and character. With its cosy interiors, enclosed courtyard/driveway space, and practical layout, it's a wonderful opportunity to make your own home.

Step inside to a welcoming lounge, complete with a feature fireplace, creating a warm and inviting atmosphere off which is a further separate reception room, ideal as a dining room or cosy snug. The adjoining kitchen is well-proportioned and provides access to the attractive rear courtyard — a private spot for morning coffee or evening relaxation.

Upstairs, the home offers two comfortable bedrooms alongside a recently re-modelled bathroom fitted with a shower over the bath. Modern comforts include gas central heating and PVCu double glazing.

The location is simply unbeatable. Just moments from shops, bars, and restaurants, and a short walk to the award-winning Congleton Park, you'll also enjoy excellent transport links. The nearby railway station connects you to Manchester, Liverpool, and Leeds, while the M6 is within easy reach for commuters.

#### The accommodation briefly comprises:

(all dimensions are approximate)



**LOUNGE 12' 0" x 10' 0" (3.65m x 3.05m):** PVCu double glazed window to front aspect. Double panel central heating radiator. Two double power points. 13 Amp power points. Stairs to first floor with cupboard beneath. Door to:

**DINING ROOM/SNUG 12' 0" x 8' 10" (3.65m x 2.69m) into alcove:** PVCu double glazed window to front aspect. Living flame coal effect gas fire. Double panel central heating radiator. 13 Amp power points.

**KITCHEN 3.51m (11ft 6in) x 1.93m (6ft 4in):** PVCu double glazed window to side aspect. Fitted with a range of base units with worktops above having inset single drainer sink with mixer tap. Space and plumbing for washing machine. Inset gas hob with fan assisted electric oven below. Tiled splashbacks. Door to rear yard.

**First Floor :**

**LANDING :** Doors to both bedrooms and bathroom.

**BEDROOM 1 10' 6" x 9' 0" (3.20m x 2.74m) plus alcoves:** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 14' 0" x 9' 0" (4.26m x 2.74m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

**BATHROOM 11' 7" x 6' 5" (3.53m x 1.95m):** PVCu double glazed window to side aspect. Suite comprising pedestal wash hand basin, low flush W.C. and panelled bath with mixer shower over. Chrome centrally heated towel radiator. Door to airing cupboard with Ideal gas combi boiler.

**Outside :** Double gates provide access driveway parking for one car.

**SERVICES :** All main services are connected (although not tested).

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

**LOCAL AUTHORITY:** Cheshire East



TAX BAND: B

DIRECTIONS: SATNAV CW12 1HA

### 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:-

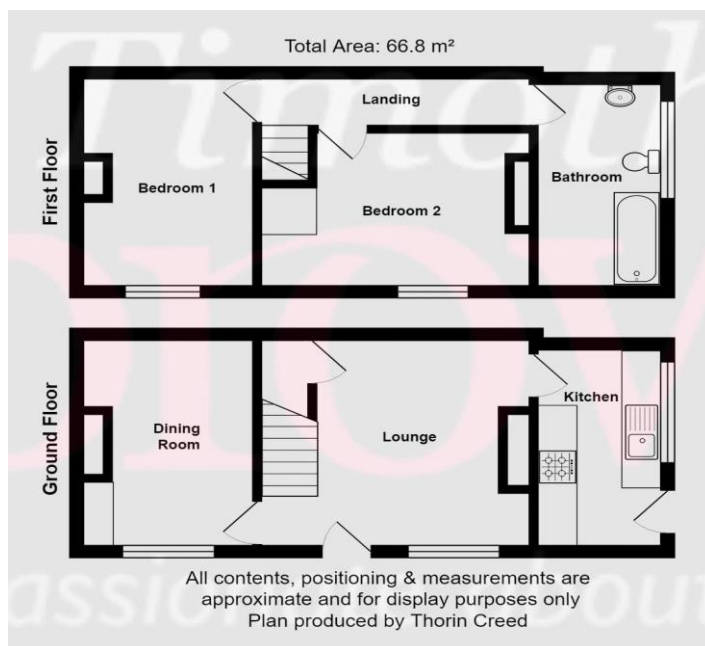
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent in cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)



### Energy performance certificate (EPC)

12, Holford Street CONGLETON CW12 1HA	Energy rating <b>D</b>	Valid until: 9 June 2029
		Certificate number: 0738-2050-6256-5401-8960

Property type	End-terrace house
Total floor area	67 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) (<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 D. It has the potential to be B.

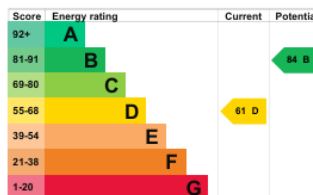
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**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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