

Holding Deposit (per tenancy) – One week’s rent

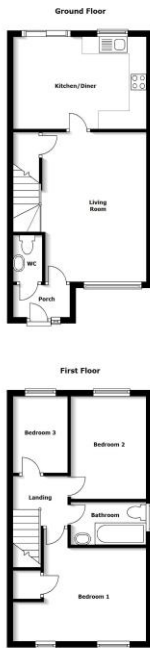
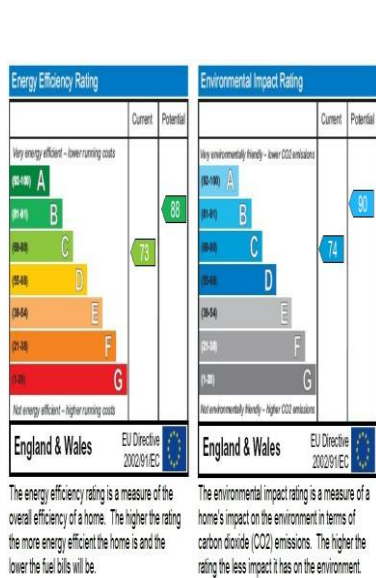
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) 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.

Timothy a
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Timothy a
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www.timothyabrown.co.uk

41a The Parklands
Congleton, Cheshire CW12 3DS

Monthly Rental Of £1,150
(exclusive) + fees

- WELL PRESENTED SEMI DETACHED HOME
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY FOR TWO CARS
- POPULAR CUL-DE-SAC LOCATION
- CLOSE TO TRAIN STATION & SHOPS AT HIGHTOWN

AN ATTRACTIVE MOCK TUDOR, 3 BEDROOM SEMI DETACHED HOME. PRESTIGIOUS CUL DE SAC, JUST OFF PARK LANE. EASY WALK TO RAILWAY STATION, SHOPS AT HIGH TOWN AND OPEN COUNTRYSIDE.

****Entrance hall, cloakroom spacious lounge, dining kitchen, THREE bedrooms and bathroom. ** Tastefully decorated** Double glazing throughout ** Gas central heating via a modern combi boiler ** Block paved driveway parking ** Enclosed SOUTH FACING gardens** Smart cul de sac location****

The Parklands is a pleasant small and quiet cul de sac development which contains a mix of characterful housing. It borders on the highly sought after Mossley area of Congleton, just a stone's throw from Congleton Train Station. You can walk to the shopping parade at Hightown and the respected Mossley C of E School is close by. Congleton Town centre is just a short drive away.

Mossley borders some beautiful countryside which can easily be accessed from this location. Local attractions include the Macclesfield Canal, Biddulph Valley Way Nature Trail and Congleton Edge. There are also two golf courses and public houses nearby. Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and



multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links : • Quick access to A34 and the recently completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. • Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. • Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. • The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes. •



Congleton's own railway station is 250 metres away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Timber front door with coloured leaded light window panes to hall.

HALL : 13 Amp power points. BT telephone point (subject to BT approval). Door to lounge. Door to cloakroom.

CLOAKROOM : Suite comprising: low flush w.c. and wash hand basin. Extractor fan. Tiled to splashbacks. Single panel central heating radiator.

LOUNGE 4.65m (15ft 3in) x 3.51m (11ft 6in) : Coving to ceiling. Dado rail. Sealed unit double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Stairs with cupboard below. Door to dining kitchen.

DINING KITCHEN 4.34m (14ft 3in) x 2.95m (9ft 8in) : Sealed unit double glazed window to rear aspect and separate double glazed french doors to rear aspect. Single panel central heating radiator. Maple effect matching base and eye level units with inset one and a half bowl sink with mixer tap. Laminated working surfaces with inset gas hob with electric oven below and extractor above. Space and plumbing for washing machine. Tiled to splashbacks. 13 Amp power points. Cupboard housing Ideal Logic combination boiler.

First floor : LANDING : Access to roof space. 13 Amp power points. Doors to all rooms.

BEDROOM 1 FRONT 4.34m (14ft 3in) x 2.84m (9ft 4in) : Two sealed unit double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone



point (subject to BT approval). Door to deep overstairs airing cupboard with single panel central heating radiator.

BEDROOM 2 REAR 3.28m (10ft 9in) x 2.44m (8ft 0in) : Sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 2.44m (8ft 0in) x 1.83m (6ft 0in) : Sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : Sealed unit opaque double glazed window to side aspect. White suite comprising: low flush w.c, pedestal wash hand basin and panelled bath with hand grips, mixer tap and shower over. Single panel central heating radiator. Partly tiled walls. Electric shaver point and light. Extractor fan.

Outside :

FRONT : Mainly laid to lawn with shrub and flower borders and brick block driveway allowing off road parking for one vehicle.

REAR : Enclosed by fence panels with concrete posts and brick wall to right hand boundary with pedestrian access gate. Patio area leading onto lawn with shrub and flower borders. Timber garden shed. (The timber garage is not offered with this tenancy).

SERVICES : All mains services are connected.

AGENTS NOTE : Under the Estate Agents Act 1979 we disclose to any prospective tenant that this property is being let on behalf of a person who is associated with Timothy A Brown Estate Agents.

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

LOCAL AUTHORITY: Cheshire **TAX BAND:** C

DIRECTIONS: SAT NAV: CW12 3DS

