



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:-

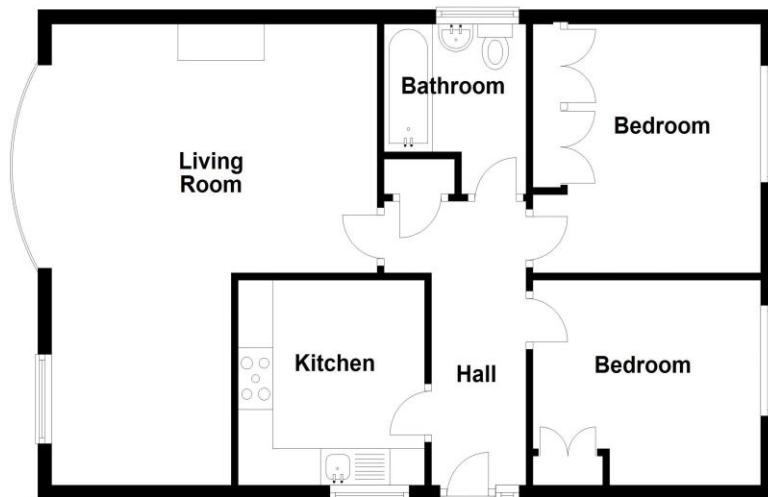
- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, 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

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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 £1,200
(exclusive) + fees
Including the services of a gardener

- DETACHED TWO-BEDROOM TRUE BUNGALOW
- QUIET CUL-DE-SAC POSITION ON THE SOUGHT-AFTER HENSHALL HALL DEVELOPMENT
- LOVELY POSITION CLOSE TO THE PICTURESQUE MACCLESFIELD CANAL
- SPACIOUS L-SHAPED LOUNGE AND DINING ROOM
- EXTENSIVE DRIVEWAY AND DETACHED SINGLE GARAGE
- ATTRACTIVE LEVEL LAWNED GARDENS TO FRONT AND REAR
- WALKING DISTANCE TO CONGLETON RAILWAY STATION AND HIGH TOWN SHOPS
- PVCU DOUBLE GLAZING AND MODERN GAS CENTRAL HEATING THROUGHOUT

Delightful Detached Two-Bedroom True Bungalow in a Prime Mossley Setting.

Occupying a peaceful cul-de-sac position within the highly regarded Henshall Hall development, this attractive detached true bungalow offers comfortable single-storey living in one of Congleton's most sought-after residential locations.

Constructed by the respected Seddon Homes, the property enjoys a lovely picturesque position close to the Macclesfield Canal and benefits from a pleasant level plot with well-maintained lawned gardens, extensive off-road parking and a detached single garage.

The well-presented accommodation briefly comprises a welcoming reception hall, a spacious L-shaped lounge/dining room ideal for both relaxing and entertaining, a fitted kitchen, two generous double bedrooms and a bathroom.

The property further benefits from full PVCu double glazing and a modern gas central heating system. Location is undoubtedly one of this property's strongest attributes.

Situated within easy walking distance of Congleton railway station, commuters can enjoy convenient connections to Manchester Piccadilly, London Euston and the wider national rail

network. Manchester International Airport is also readily accessible.

High Town's excellent range of local amenities is literally on the doorstep, including a convenience store, chemist, bakery, hardware shop, post office, barbers, hairdressers and the increasingly popular Wonky Pear micro bar, renowned for its welcoming atmosphere and community feel.

For those who enjoy the outdoors, beautiful Cheshire countryside surrounds the area, with delightful walks available along the Macclesfield Canal towpath and the scenic Biddulph Valley Way, a former railway line offering miles of traffic-free walking and cycling routes.

This charming bungalow represents an increasingly rare opportunity to secure a detached home in a quiet yet highly convenient location, perfectly suited to those seeking comfortable living with excellent amenities and transport links close at hand.

Viewing is highly recommended to fully appreciate the location, outlook and lifestyle opportunity on offer.

The accommodation briefly comprises
(all dimensions are approximate)

MAIN ENTRANCE : PVCu panelled door to:

ENTRANCE HALL : Coving to ceiling. Single panel central heating radiator. Airing cupboard housing Glow-worm gas central heating boiler.

KITCHEN 2.79m (9ft 2in) x 2.67m (8ft 9in) : PVCu double glazed window to side aspect. Range of eye level and base units having preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 5 ring electric hob and built-in electric double oven and grill. Space and plumbing for dishwasher and washing machine. Double panel central heating radiator. 13 Amp power points.

L-SHAPED LOUNGE/DINING ROOM 6.32m (20ft 9in) x 4.7m (15ft 5in) : PVCu double glazed bow window and second PVCu double glazed window to front aspect. Coving to ceiling. Adams style fireplace with marble hearth and living flame coal effect gas fire. Serving hatch to kitchen. 13 Amp power points.

BEDROOM 1 REAR 3.35m (11ft 0in) x 3.25m (10ft 8in) : PVCu double glazed window to rear aspect. Range of fitted wardrobes. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 3.28m (10ft 9in) x 2.82m (9ft 3in) : PVCu double glazed window to rear aspect. Range of fitted wardrobes. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 9" x 5' 4" (2.06m x 1.62m) plus door recess: PVCu double glazed window to side aspect. Three piece suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over. Fully tiled walls. Chrome centrally heated towel rail. Access to loft.

Outside :

FRONT : Lawned garden. Tarmac driveway providing parking for 3 cars leading to:

DETACHED GARAGE 5.21m (17ft 1in) x 2.82m (9ft 3in) Internal Measurements: Window to side aspect. Up and over door. Power and light.

REAR : Enjoying a sunny aspect with lawns and discreet patio. Cold water tap.

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: D

DIRECTIONS: SATNAV: CW12 3TH

