

# Timothy a brown



## 9 Reades Lane

Congleton, Cheshire CW12 3LL

Monthly Rental Of £750

(exclusive) + fees

- CHARMING END TERRACE COTTAGE FULL OF CHARACTER
- SOUGHT AFTER MOSSLEY LOCATION WITH A SEMI RURAL FEEL
- TWO GENEROUS DOUBLE BEDROOMS
- LOUNGE THROUGH DINING ROOM OFFERING A BRIGHT AND VERSATILE LIVING SPACE
- MODERN FITTED KITCHEN AND BATHROOM
- FRONT COURTYARD AND ATTRACTIVE REAR LAWNED GARDEN BACKING PEACEFUL GREENERY
- CONVENIENT FOR HIGHTOWN SHOPS, PUBS, AND CONGLETON RAILWAY STATION—IDEAL FOR COMMUTER

## TO LET (Unfurnished)

Charming Two-Bedroom End-Terrace Cottage with Countryside Views Occupying a delightful position bordering open countryside, this charming two-bedroom end-of-terrace cottage is located in the attractive and sought-after area of Mossley, enjoying open views to the front across the 9th fairway of Congleton Golf Club.

The property is rich in character and benefits from PVCu double glazing and gas-fired central heating.

The accommodation comprises a lounge through dining room, fitted kitchen, first-floor landing, two well-proportioned double bedrooms, and a modern bathroom.

Externally, the cottage offers a small courtyard garden to the front, while to the rear there are pleasant lawned gardens providing a peaceful outdoor space backing.

The location is a particular highlight, with immediate access to scenic rural walks along the disused railway line and the nearby village of Timbersbrook. Despite its semi-rural feel, the property remains extremely convenient for the parade of shops and public houses at Hightown, as well as Congleton Railway Station, offering excellent commuter links.

A rare opportunity to acquire a character cottage combining countryside surroundings with everyday convenience.

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : Timber framed door to:

**LOUNGE/THROUGH DINING ROOM** 20' 11" x 11' 9" (6.37m x 3.58m): PVCu double glazed window to dual aspect. Low voltage



downlighters inset. 13 Amp power points. Two double panel central heating radiators. Return stairs to first floor.

**KITCHEN** 12' 7" x 7' 4" (3.83m x 2.23m): PVCu double glazed window to rear aspect. Custom painted and panelled eye level and base units having formica preparation surfaces over with ceramic sink unit inset. Built-in 4-ring halogen hob with electric oven/grill below. Space and plumbing for washing machine. Space for fridge freezer (These items will be left at the property but not the landlord's responsibility to repair or replace). Double panel central heating radiator. Timber panel door to outside. Cupboard housing Gloucester gas combi central heating boiler.

**First Floor** :

**LANDING** : Galleried landing with linen cupboard.

**BEDROOM 1 FRONT** 10' 3" x 9' 8" (3.12m x 2.94m) plus door recess: PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Built-in wardrobe.

**BEDROOM 2 REAR** 12' 7" x 7' 4" (3.83m x 2.23m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

**BATHROOM** 7' 3" x 6' 2" (2.21m x 1.88m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mains fed thermostatically controlled shower over. Chrome central heating towel radiator.

**Outside** :

**SERVICES** : All mains service are connected (although not tested).

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: tbc

**DIRECTIONS**: SATNAV: CW12 3LL



### **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](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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