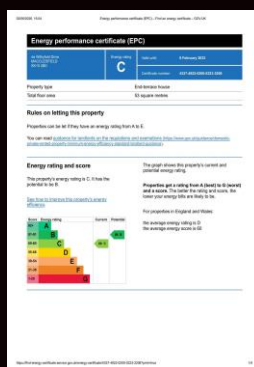


# Timothy a brown



**4a Withyfold Drive,**  
Macclesfield, Cheshire SK10 2BD

**Monthly Rental Of £950**  
(exclusive) + fees

- FURNISHED TWO-BED END TERRACE READY TO MOVE STRAIGHT INTO
- MODERN FITTED KITCHEN/DINER WITH APPLIANCES INCLUDED
- BRIGHT REAR LOUNGE WITH DIRECT ACCESS TO PATIO AND GARDENS
- TWO BEDROOMS & BATHROOM
- DEDICATED OFF-ROAD PARKING
- LARGE COMMUNAL GARDEN TO REAR
- WALKING DISTANCE TO MACCLESFIELD TOWN CENTRE & LOCAL AMENITIES

# TO LET (Furnished)

Furnished - so just unpack your case! This two bed end terrace house has dedicated off road parking to the front and large communal patio and garden to the rear, conveniently located for Macclesfield Town Centre.

The PVCu double glazed and gas fired centrally heated property comprises fitted Kitchen/Diner with appliances, rear Lounge with access to the patio and gardens, with stairs to the first floor landing allowing access to a Bathroom and two Bedrooms.

Further photos to come as the Landlord is presently preparing the property for the next occupier.

Please register your interest as we are sure this home will be taken quickly.

## The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed door to:

**LOUNGE** 11' 9" x 13' 7" max 10' 9" min (3.58m x 4.14m max 3.27m min): PVCu double glazed window. Radiator. 13 Amp power points. Stairs to first floor with understairs cupboard. PVCu double glazed French doors to patio and garden.

**KITCHEN/DINER** : PVCu double glazed window to front aspect. Fitted base and eye level units with laminate surfaces having stainless steel single drainer sink unit inset. Gas hob with extractor fan over and oven below. Fridge freezer. Washing machine. Radiator. 13 amp power points. Tiled splashbacks. Wall mounted Glow-worm combi gas central heating boiler.

**First Floor** :

**LANDING** : Access to roof space. Doors to all rooms.

**BEDROOM 1** 11' 8" x 10' 5" (3.55m x 3.17m): Two PVCu double glazed window with views over the garden. Radiator. 13 Amp power points.

**BEDROOM 2** 10' 3" x 8' 8" max 6' 5" min (3.12m x 2.64m max 1.95m min): PVCu double glazed window. Radiator. 13 Amp power points. Door to deep cupboard with hanging rail.

**BATHROOM** : PVCu double glazed opaque window to front aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mixer shower tap and curtain over. Tiled walls. Radiator.

**Outside** :

**FRONT** : Tarmac off road parking.

**REAR** : Patio area leading onto lawn.

**SERVICES** : All mains 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 SK10 2BD

## 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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