

# Timothy a brown



**37 Chapel Street,**  
Congleton, Cheshire CW12 4AB

**Monthly Rental Of £750**  
(exclusive) + fees

- GRADE II LISTED VICTORIAN CONVERSION
- EXCLUSIVE DEVELOPMENT OF JUST FIVE HOMES
- ONE-BEDROOM END-TERRACE PROPERTY
- QUALITY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OPEN-PLAN LIVING WITH SOLID OAK FLOORING
- MODERN SHOWER ROOM WITH WALK-IN SHOWER
- PRIVATE ENCLOSED DECKED SEATING AREA
- CENTRAL HISTORIC CHAPEL STREET LOCATION



## TO LET (Unfurnished)

### A Characterful One-Bedroom Home within a Landmark Grade II Listed Conversion.

No. 37 forms part of The Foresters Terrace, an exclusive development of just five beautifully crafted homes, created within the restored shell of a Grade II listed Victorian terrace. Formerly the renowned Foresters Arms public house, the building has been thoughtfully returned to its original residential form, blending historic character with modern living standards.

This attractive one-bedroom end-terrace offers contemporary comfort within an elegant period setting.

The ground floor features a stylish open-plan living and dining area, finished with solid oak flooring and complemented by a separate cloakroom. The kitchen is fitted to an excellent standard with integrated appliances including a fridge/freezer, oven, hob, extractor, dishwasher and washing machine.

To the first floor is a generous double bedroom and a modern, fully tiled shower room, complete with a large walk-in shower.

Externally, the property enjoys a cleverly designed, enclosed timber-decked seating area—perfect for alfresco dining or relaxing outdoors.

Situated on Chapel Street, one of Congleton's oldest and most atmospheric locations, the property sits between historic Moody Street and the town centre. The stunning Grade II listed Moody Terrace provides an impressive backdrop, while nearby St Peter's Church adds to the charm of the setting, with its traditional bells chiming the hours.

This is a rare opportunity to rent a distinctive home that combines period character, modern interiors and a highly central location. Early viewing is strongly recommended.



### The accommodation briefly comprises:

(all dimensions are approximate)

**FRONT ENTRANCE :** Timber panelled door to:

**LOUNGE** 3.68m (12ft 1in) x 3.51m (11ft 6in) plus small dining area: Georgian style sash window to front aspect. 13 Amp power points. Double panel central heating radiator. Recessed feature fireplace having free-standing log effect electric stove. Oak effect flooring. Return staircase to first floor.

**DINING AREA :**

**CLOAKROOM :** Timber framed sealed unit double glazed window to rear aspect. White suite comprising: low level w.c. and pedestal wash hand basin. Ceramic tiled floor.

**KITCHEN** 2.44m (8ft 0in) x 2.44m (8ft 0in) : Timber framed sealed unit double glazed window to rear aspect. Range of modern cream fronted shaker style eye level and base units having wood effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring electric hob with matching electric hob/grill below and stainless steel extractor canopy over. Integrated washer/dryer, dishwasher, fridge and freezer. Black bevel edge tiles to splashbacks. 13 Amp power points. Wall mounted main combination gas central heating boiler. Ceramic tiled floor.

**First floor :** Return staircase to:

**GALLERIED LANDING :** Timber framed sealed unit double glazed window to rear aspect. Access to roof space.

**BEDROOM** 3.51m (11ft 6in) x 3.51m (11ft 6in) Maximum: Georgian style timber framed window to front aspect. 13 Amp power points. Single panel central heating radiator.

**SHOWER ROOM :** Modern white suite comprising: low level w.c., pedestal wash hand basin and double width shower cubicle housing mains fed shower. Stone effect tiled walls. Chrome centrally heated towel radiator. Extractor fan. Ceramic tiled floor.



### Outside :

**REAR :** Enclosed timber decked seating area. Shared passage with secured gated access onto Chapel Street frontage.

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

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** B

**DIRECTIONS:** SATNAV CW12 4AB

### 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.

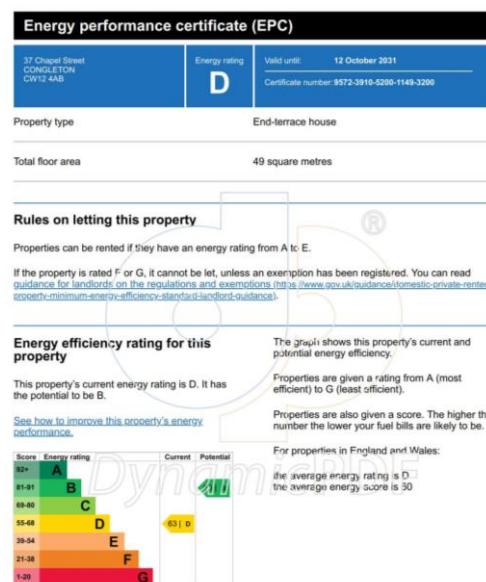
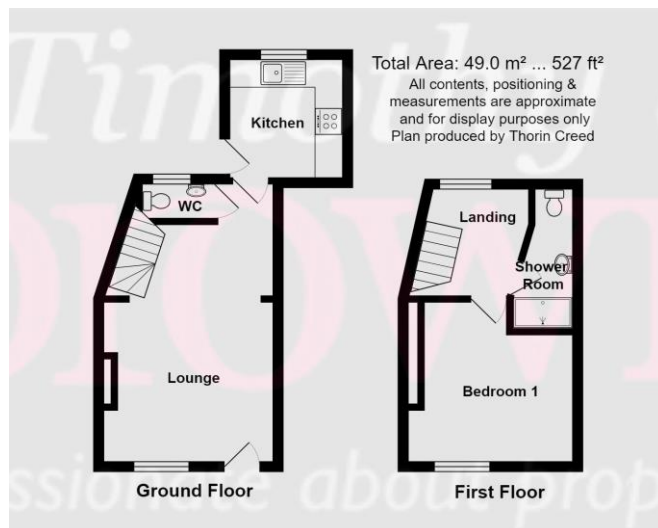
### Disclaimer

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.

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).

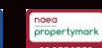
The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at:

[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)



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