



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

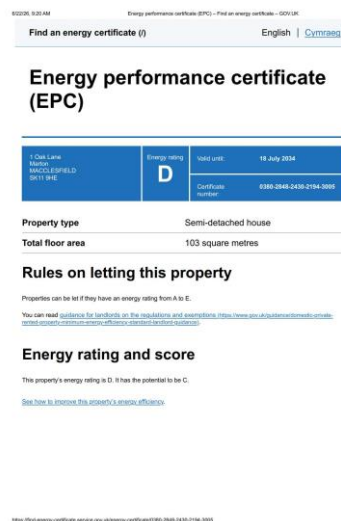
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee)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



2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

## 1 Oak Lane

Oak Lane, Marton, Macclesfield, Cheshire SK11 9HE

Monthly Rental Of £1,600 (exclusive) + fees

- BEAUTIFULLY EXTENDED AND FULLY MODERNISED SEMI-DETACHED FAMILY HOME
- SOUGHT-AFTER VILLAGE LOCATION OVERLOOKING MARTON MEADOWS GOLF COURSE
- STUNNING 23FT OPEN-PLAN DINING KITCHEN WITH QUARTZ WORKTOPS
- SPACIOUS LOUNGE OPENING INTO A BRIGHT GARDEN ROOM
- THREE WELL-PROPORTIONED BEDROOMS AND CONTEMPORARY SHOWER ROOM
- EXTENSIVE DRIVEWAY PARKING PLUS ADDITIONAL REAR VEHICULAR ACCESS
- GENEROUS PRIVATE REAR GARDENS WITH INDIAN STONE ENTERTAINING TERRACE
- WALKING DISTANCE TO MARTON PRIMARY SCHOOL, DAVENPORT ARMS AND VILLAGE AMENITIES

## TO LET (Unfurnished)

Occupying an enviable semi-rural position on the edge of the highly regarded village of Marton, this beautifully extended and comprehensively modernised three-bedroom semi-detached home enjoys views across the charming country lane to Marton Meadows Golf Course, whilst offering exceptional family accommodation finished to an excellent contemporary standard.

Set back from the road, the property immediately impresses with its generous frontage, extensive driveway providing parking for numerous vehicles and the rare advantage of additional vehicular access to the rear gardens.

Internally, the current owners have transformed the home through thoughtful extension and refurbishment, creating stylish, light-filled living spaces perfectly suited to modern family life.

The welcoming entrance hall leads to a beautifully appointed lounge where a contemporary electric stove, set within a recessed former fireplace with an oak mantle, creates an attractive focal point. The room flows effortlessly into the superb garden room, flooded with natural light from twin Velux windows and French doors opening directly onto the rear terrace, creating an ideal space for relaxing or entertaining.

Undoubtedly the heart of the home is the outstanding open-plan dining kitchen. Beautifully fitted with an extensive range of bespoke painted cabinetry complemented by luxurious quartz work surfaces, integrated appliances and a breakfast seating area, this impressive room provides both practicality and style. The adjoining dining area enjoys French doors

opening onto the Indian stone terrace, seamlessly connecting indoor and outdoor living. A useful cloakroom and well-equipped utility room complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, two of which enjoy delightful open views towards the golf course, together with a beautifully appointed contemporary shower room featuring a large walk-in shower and quality modern fittings.

Externally, the rear gardens are a particular highlight. A substantial Indian stone patio provides the perfect setting for al fresco dining before extending onto generous lawns enclosed by mature hedgerows, creating an excellent degree of privacy. The additional rear driveway access offers exceptional versatility.

The location is equally impressive. Marton is one of Cheshire's most desirable villages, offering a wonderful community atmosphere together with an excellent primary school, the popular Davenport Arms, a renowned French restaurant, charming ice cream parlour and coffee shop, historic church and the picturesque Marton Meadows Golf Club, all within comfortable walking distance. The surrounding countryside provides an abundance of scenic walks whilst remaining conveniently placed for Congleton, Macclesfield and excellent commuter links.

A superbly presented family home combining modern living with a sought-after village setting and stunning open outlooks, viewing is highly recommended.



### The accommodation briefly comprises

(all dimensions are approximate)

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

**HALL** : Dual aspect PVCu double glazed windows. Single panel central heating radiator. Oak effect floor. Central stairs to first floor.

**LOUNGE** 14' 0" x 11' 1" (4.26m x 3.38m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Contemporary style wall mounted radiator. 13 Amp power points. Recessed fireplace with electric stove and oak mantle over. Oak effect floor. Large squared opening to:

**GARDEN ROOM** 13' 10" x 8' 3" (4.21m x 2.51m): Two velux roof lights. 13 Amp power points. Contemporary style wall mounted radiator. Oak effect floor. PVCu double glazed French doors to outside.

**DINING KITCHEN** 23' 7" x 9' 1" (7.18m x 2.77m) widening to 10'0" overall :

**KITCHEN AREA** : Dual aspect PVCu double glazed windows. Low voltage downlighters inset. Extensive range of custom painted wood effect eye level and base units with quartz preparation surfaces over with one and a half sink unit inset. Built-in 4 ring induction hob with extractor hood over. Built-in electric fan assisted oven/grill. Integrated dishwasher and fridge freezer. Preparation surface extending to create a breakfast bar with seating for two. 13 Amp power points. Single panel central heating radiator. Oak effect floor.

**DINING AREA** : Contemporary style wall mounted radiator. 13 Amp power points. Oak effect floor. PVCu double glazed French doors to rear gardens.

**CLOAKROOM** : Low level W.C. Vanity wash hand basin. Centrally heated towel radiator. Oak effect floor. Door to understairs storage cupboard.

**UTILITY** 10' 0" x 5' 0" (3.05m x 1.52m): Velux roof light. PVCu double glazed window to rear aspect. Units to match kitchen. Sink unit. Space and plumbing for washing machine. Firebird oil fired central heating boiler. Oak effect floor. Composite door to front.



**LANDING** : PVCu double glazed window to rear aspect. 13 Amp power points.

**BEDROOM 1 FRONT** 14' 0" x 11' 0" (4.26m x 3.35m): Dual aspect PVCu double glazed window to front aspect. 13 Amp power points. Single panel central heating radiator.

**BEDROOM 2 FRONT** 8' 2" x 10' 3" (2.49m x 3.12m) extending to recess 13'9": Two PVCu double glazed windows to front aspect. Single panel central heating radiators. 13 Amp power points. Over stairs wardrobe.

**BEDROOM 3 REAR** 10' 0" x 8' 0" (3.05m x 2.44m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**SHOWER ROOM** 6' 10" x 6' 4" (2.08m x 1.93m): PVCu double glazed window to side aspect. Modern white suite comprising low level W.C., ceramic wash hand basin with cupboard below. Large walk-in shower cubicle with fixed glass screen and housing a mains fed shower. Tiled to splashbacks. Wall mounted centrally heated towel radiator. Oak effect floor.

**Outside** :

**FRONT** : Tarmacadam driveway with four width parking.

**REAR** : Extending to the rear of the property is a sizeable Indian stone paved terrace beyond which are extensive gardens being mainly laid to lawn and enclosed with mature boundary hedgerow. Rear vehicular driveway access. Oil tank. Access to front via one side.

**SERVICES** : Mains electricity, water and drainage. Heating via an oil fired boiler.

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: SK11 9HE

