

Timothy a brown



11 Burslam Street

Congleton, Cheshire CW12 3AF

Monthly Rental Of £875

(exclusive) + fees

- MODERN & STYLISHLY PRESENTED MID TERRACE HOME
- RENOVATED THROUGHOUT
- NEW KITCHEN & SHOWER ROOM
- TWO BEDS
- REAR COURTYARD
- UNRESTRICTED STREET PARKING DIRECTLY OUTSIDE THE PROPERTY

TO LET (Unfurnished)

AN OUTSTANDING GEM OF A HOME, STYLISHLY RENOVATED FROM TOP TO BOTTOM - BOTH INSIDE AND OUT!!

The lounge features an eye catching feature fireplace with natural oak mantel! The stunning fitted breakfast kitchen is certainly the centrepiece of this marvellous renovation - eye catching in every way! Stylish tiling, "en-trend" wood effect fitted units in a stunning blue and complementary work surfaces, and complete with an array of built-in appliances.

The first floor accommodation continues the trend of pristine presentation and impressive decor and has equally pleasing accommodation. Firstly there are two bedrooms, the master being a great sized double with the second single bedroom enjoying a lovely view towards the clock at Congleton Town Hall. The shower room is simply stunning.... fitted with a crisp white suite, "Metro" gloss tiling and walk in shower area with mains fed shower.

Gas fired central heating is offered via a modern gas combi boiler and all windows and doors are PVCu double glazed throughout.

The garden is a strong feature of the home, which although bijou is a pleasant outside space with raised borders formed with chunky sleepers and secure access is available to the front where unrestricted on street parking is found directly outside the house.

It is a home which has been lovingly restored and positioned in such a practical locality, with such array of conveniences laid out on its doorstep, as it's literally only a couple of minutes' walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the "award winning" Congleton Park. A majestic place, with children's play areas, playing fields and the welcoming Taste For Life café, offering fresh food, great coffee and friendly service in a relaxed setting. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks.

The accommodation briefly comprises

(all dimensions are approximate)

PVCu double glazed front door to :

LOUNGE 12' 2" x 11' 6" (3.71m x 3.50m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Feature fireplace with quarry tile hearth and floating oak mantel over. Built in oak cupboard. Open plan stairs to first floor.

BREAKFAST KITCHEN 11' 5" x 10' 0" (3.48m x 3.05m): PVCu double glazed window to rear aspect. Extensive range of contemporary wood grain effect eye level and base units in "Royal Blue" with marble effect preparation surfaces over with composite one and a half bowl sink unit inset with brushed gold effect mixer tap. Built in 4 ring ceramic hob with fan assisted electric oven/grill below with stainless steel extractor canopy hood over. Integrated fridge/freezer. Space and plumbing for washing machine. Feature tiling to splashbacks. Double panel central heating radiator. 13 Amp power points with USB's. Wall mounted Baxi gas combination boiler. PVCu double glazed door to outside rear.



First Floor :

LANDING : 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 11' 5" x 9' 3" (3.48m x 2.82m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 7' 0" x 6' 10" (2.13m x 2.08m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 9' 8" x 4' 2" (2.94m x 1.27m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c. and ceramic wash hand basin with gold effect taps set within washstand with cupboard below. Large walk in shower cubicle housing a mains fed shower with large rainhead shower and glass shower screen and glazed white metro tiles to splashbacks. Centrally heated towel radiator. Sliding door to linen cupboard.

Outside :

REAR : Enclosed walled yard laid to attractive gravel with raised flower borders formed with chunky oak sleepers. Shared secure access guinnel to front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 3AF

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:-

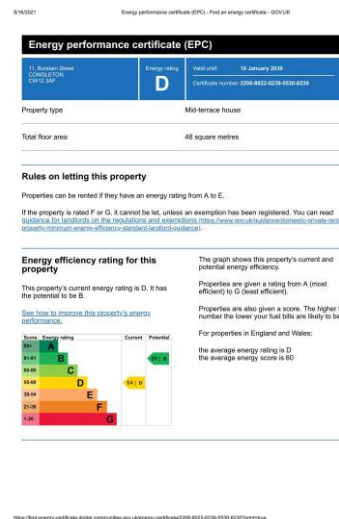
- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities,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



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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