

Holding Deposit (per tenancy) – One week's rent

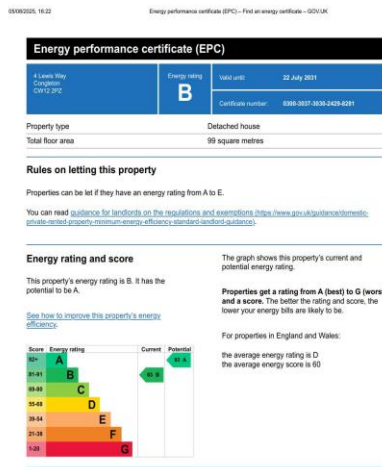
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee)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

Timothy a brown



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Monthly Rental Of £1,700
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- MODERN DETACHED FAMILY HOME
- CONTEMPORARY OPEN PLAN KITCHEN DINER PLUS UTILITY SPACE
- FOUR GENEROUS BEDROOMS
- BATHROOM & ENSUITE
- PRIVATE DRIVEWAY & DETACHED GARAGE
- ENCLOSED REAR GARDEN

TO LET (Unfurnished)

Welcome to The Heaton – A Stunning Four-Bedroom Detached Family Home.

The Heaton at Hudson Meadows is more than just a house – it's the perfect family home, beautifully designed for modern living and positioned with breathtaking views of the Peak District.

Step inside and you'll immediately notice the thoughtful layout and stylish finishes throughout. The ground floor boasts a contemporary open-plan kitchen and dining area, complete with a hidden utility space and sleek Symphony units offering plenty of clever storage. French patio doors invite you to step out into the garden, creating a wonderful indoor-outdoor flow.

Directly off the reception hall, the light-filled lounge with its large picture window provides the ideal place to relax and unwind. Completing the ground floor is a chic cloakroom with Roca sanitaryware and complementary tiling.

Upstairs, you'll find four generous bedrooms. The master suite is a true retreat, featuring elegant mirrored SpacePro fitted wardrobes and a private en-suite shower room. The additional bedrooms are equally well-presented, served by a stylish family bathroom with a pristine white suite and chrome fixtures.

Ample storage on both floors ensures practicality matches the home's elegance.

Externally, this property enjoys a private driveway, detached garage, and enclosed gardens – perfect for family living.

Ideally located on the edge of the development, The Heaton enjoys the best of both worlds: peaceful countryside, canal-side walks, and local amenities right on your doorstep. Everyday essentials are close by, along with excellent schooling including the highly regarded Havannah and Buglawton Primary Schools. For commuters and explorers alike, access to Macclesfield and the Peak District is effortless. Congleton itself offers the perfect balance of convenience and lifestyle – from a variety of shops, cafes, and supermarkets, including Marks & Spencer and Tesco, to vibrant pubs, restaurants, and fitness centres. And when you want to get outdoors, the Peak District National Park is only moments away. The Heaton at Hudson Meadows – stylish, spacious, and ready to welcome you home.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Canopied storm porch with composite front door to:

HALL : Single panel central heating radiator. 13 Amp power points. Tile effect flooring. Stairs to first floor. Doors to Cloakroom/W.C., lounge and family dining kitchen. Understairs store cupboard.

CLOAKROOM W.C. : PVCu double glazed opaque window to front aspect. White suite comprising low level W.C. and wash hand basin. Single panel central heating radiator. Tile effect flooring.

LOUNGE 15' 6" x 11' 3" (4.72m x 3.43m): PVCu double glazed window to front aspect. Television aerial point. 13 Amp power points.

DINING KITCHEN 14' 10" x 12' 3" (4.52m x 3.73m) maximum: Low voltage downlighters inset. White contemporary eye level and base units with attractive laminate preparation surfaces over. One and a half sink bowl inset with mixer tap. 4 Ring gas hob with extractor canopy over. Split level double electric oven. Integrated fridge, freezer and dishwasher. Single panel central heating radiator. 13 Amp power points. Tile effect flooring. PVCu double glazed French doors opening to rear garden.

UTILITY AREA 9' 3" x 3' 3" (2.82m x 0.99m): Eye level and base units and preparation surfaces with space and plumbing for washing machine and tumble dryer. Cupboard housing Ideal gas combi boiler.

First Floor :

LANDING : PVCu double glazed window to side aspect. Access to roof space. 13 Amp power points. Storage cupboard.

BEDROOM 1 REAR 11' 2" x 8' 7" (3.40m x 2.61m) into wardrobes: PVCu double glazed window to rear aspect. Mirror fronted fitted wardrobes with sliding doors. Single panel central heating radiator. 13 Amp power points.

EN SUITE 7' 8" x 4' 3" (2.34m x 1.29m): PVCu double glazed opaque window to side aspect. Low voltage downlighters inset. White suite comprising low level W.C., wash hand basin and double sized shower enclosure having mains fed shower. Single panel central heating radiator. Tiled floor.

BEDROOM 2 FRONT 10' 6" x 7' 11" (3.20m x 2.41m) plus door recess: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 5" x 6' 11" (2.87m x 2.11m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 7' 8" x 7' 7" (2.34m x 2.31m) plus door recess: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m): PVCu double glazed opaque window to side aspect. Low voltage downlighters inset. White suite comprising low level W.C., wash hand basin, panelled bath with bath/shower mixer. Centrally heated towel radiator. Shaver point. Tiled floor.

Outside :

FRONT/SIDE : Tarmac driveway extending to side and terminating at garage. Outside tap. Gate to rear garden.

REAR : Fully enclosed mainly laid to lawn with patio areas.

DETACHED GARAGE 19' 8" x 10' 3" (5.99m x 3.12m) internal measurements: Brick under a tiled roof. Up and over front door. Power and light.

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: D

DIRECTIONS: SATNAV CW12 2PZ

