



## Flat 1, 14 Biddulph Road,

Congleton, Cheshire CW12 3JR

**Monthly Rental Of £495**

(exclusive) + fees

- MODERNISED FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM, LOUNGE, KITCHEN & SHOWER ROOM
- PVCU DOUBLE GLAZING
- WALKING DISTANCE OF TRAIN STATION & LOCAL SHOPS
- HIGHLY REGARDED MOSSLEY LOCATION

## TO LET (Unfurnished)

### \*\*\* MODERNISED SELF CONTAINED FIRST FLOOR APARTMENT IN THE HEART OF MOSSLEY \*\*\*

**\*\*Available immediately \*\* One double bedroom  
\*\* Located above the shops in Hightown in the heart of Mossley in Congleton\* \* Walking distance to the Train Station \*\* Close to bus routes \*\* Well presented \*\* PVC double glazing \*\***

Literally on its doorstep you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened micro bar, hostelry....with a lovely eclectic relaxed atmosphere.

Located in High Town, with Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks, and easily within the catchment of Mossley C of E primary school.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

#### The accommodation briefly comprises:

(all dimensions are approximate)

FIRST FLOOR FLAT ENTRANCE :

HALL : Electric storage heater.

LOUNGE 14' 0" x 13' 9" (4.26m x 4.19m): PVCu double glazed window to front aspect. Electric storage heater. 13 Amp power points. Feature fireplace with coal effect electric fire. Built in store cupboard.

KITCHEN 13' 0" x 10' 0" (3.96m x 3.05m) max: PVCu double glazed window to front aspect. Modern light oak effect fronted eye level and base units having grey granite effect preparation surface over with stainless steel single drainer sink unit inset. Built in 4 ring electric hob with electric oven/grill below and integrated extractor hood over. Tiled to splashbacks. 13 Amp power points. Space for fridge freezer. Space and plumbing for washing machine.

BEDROOM 1 FRONT 9' 6" x 9' 5" (2.89m x 2.87m): PVCu double glazed window to front aspect. 13 Amp power points.

SHOWER ROOM : PVCu double glazed window to side aspect. Modern white suite comprising: low level w.c. with concealed cistern and ceramic wash hand basin with cupboard below. Large double shower cubicle with glass sliding doors and housing a mains fed shower. Marble effect tiles to splashbacks. Cupboard housing pressurised hot water cylinder.

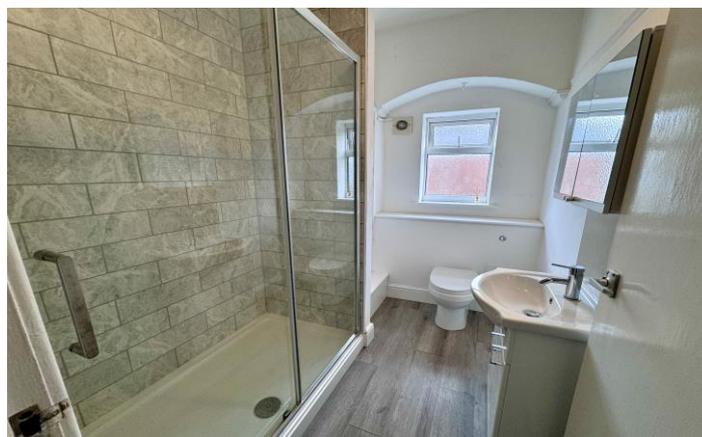
SERVICES : Mains electricity, water and drainage are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 3JR



### 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.

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)

Energy performance certificate (EPC)		
Flat 1 14 Biddulph Road CONGLETON CW12 3JR	Energy rating <b>E</b>	Valid until: 8 November 2031 Certificate number: 7117-7039-3002-0009-1992

Property type	Top-floor flat
Total floor area	48 square metres

### Rules on letting this property

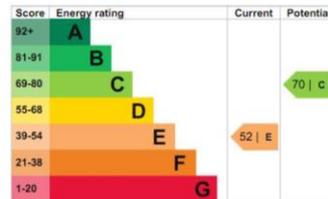
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property’s current energy rating is E. It has the potential to be C.

[See how to improve this property’s energy performance.](#)



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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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