

# Timothy a brown



## 4 Kinsey Street

Congleton, Cheshire CW12 1ES

Monthly Rental Of £780

(exclusive) + fees

- ATTRACTIVE MID-TERRACE COTTAGE WITH A COSY, HOMELY FEEL
- MODERNISED THROUGHOUT
- OPEN-PLAN LOUNGE/KITCHEN LIVING SPACE
- TWO DOUBLE BEDROOMS
- MODERN GROUND FLOOR BATHROOM
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- ON-STREET PARKING AVAILABLE VIA RESIDENTS PERMIT

## TO LET (Unfurnished)

Charming Two-Bedroom Cottage in a Prime Congleton Location.

This modernised mid-terrace cottage offers a warm and inviting home, perfectly positioned within walking distance of Congleton town centre and the award-winning Congleton Park.

Blending traditional charm with modern comfort, the property provides an ideal setting for those seeking convenience and character.

The accommodation features PVCu double-glazed windows and a modern gas central heating system for year-round comfort.

Inside, the property opens into a stylish open-plan lounge and kitchen area, creating a bright and sociable living space. The ground floor also benefits from a modern bathroom, while upstairs you'll find two well-proportioned double bedrooms.

**Location:** Situated just a short stroll from Congleton's vibrant town centre, the property enjoys easy access to a fantastic range of independent shops, bars, restaurants, and regular markets, along with the popular Daneside Theatre and the town's renowned Jazz & Blues Festival. Outdoor enthusiasts will appreciate nearby Astbury Mere Country Park, perfect for walking, cycling, and relaxing in nature. The town also benefits from excellent amenities including Marks & Spencer, Simply Food, Tesco, Boots,

independent butchers, florists, healthcare services, and a local hospital.

This delightful cottage combines character, modern living, and a superb location, making it a wonderful place to call home.

Early viewing is highly recommended.

### **The accommodation briefly comprises**

(all dimensions are approximate)

**ENTRANCE :** Composite panelled door.

**LOUNGE THROUGH KITCHEN 24' 3" x 11' 7" (7.39m x 3.53m)** overall measurement:

**LOUNGE AREA 12' 6" x 11' 7" (3.81m x 3.53m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Recessed feature with brick arch. Stairs to first floor.

**KITCHEN 11' 8" x 11' 3" (3.55m x 3.43m):** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Double panel central heating radiator. Modern hi-gloss eye level and base units in light grey having grey granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring electric hob with electric oven/grill below and extractor hood over. Space for fridge freezer. Space and plumbing for washing machine.

**REAR VESTIBULE :** PVCu double glazed door to outside.

**BATHROOM 6' 6" x 6' 4" (1.98m x 1.93m):** PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Tiled to splashbacks. Chrome centrally heated towel radiator.

**First floor :**

**LANDING :** Access to roof space. Doors to all rooms.



**BEDROOM 1 FRONT 3.56m (11ft 8in) x 2.74m (9ft 0in) Maximum measurements:** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Door to large cupboard/wardrobe. Door to separate over stairs storage cupboard.

**BEDROOM 2 REAR 15' 0" x 8' 8" (4.57m x 2.64m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power point. Door to over stairs cupboard. Door to large cupboard housing Glowworm gas central heating boiler.

**OUTSIDE :** Enclosed shared yard.

**SERVICES :** All main 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 1ES

#### **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.

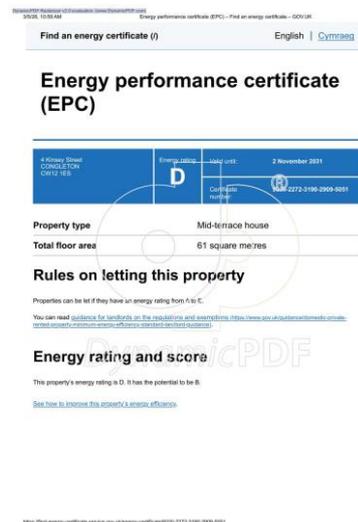
- Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

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)



#### **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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