



19 Astbury Lane Ends,

Congleton, Cheshire CW12 3AY

Monthly Rental Of £1,050

(exclusive) + fees

- 3 BED SEMI DETACHED
- 2 RECEPTION ROOMS
- FITTED KITCHEN
- DETACHED GARAGE & DRIVEWAY
- GARDENS TO FRONT & REAR
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING

TO LET (Unfurnished)

Timothy A Brown are delighted to offer 'To Let' this semi-detached property located in a highly regarded area convenient for the local shops, railway station and golf courses.

Complete with PVCu double glazing, gas central heating and gardens to front and rear together with detached garage and driveway.

The main accommodation briefly comprising: entrance hall, sitting room, dining room, fitted kitchen, whilst to the first floor three bedrooms and white bathroom suite.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE PORCH : PVCu opaque double glazed door with full length matching panels to side. Hardwood opaque glazed door with matching panels to:

ENTRANCE HALL : Single panel central heating radiator. Understairs storage cupboard. Central heating thermostat. Stairs to first floor. Door to:

LOUNGE 4.01m (13ft 2in) x 3.3m (10ft 10in) Maximum: PVCu double glazed window to front aspect. Double panel central heating radiator. Living flame coal effect gas fire mounted on marble effect hearth and having marble effect inlay and wooden surround. Television aerial point. Sliding glazed doors to:

DINING ROOM 3.43m (11ft 3in) x 2.69m (8ft 10in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Door to:

KITCHEN 3.3m (10ft 10in) x 2.54m (8ft 4in) : PVCu double glazed window to rear aspect. PVCu opaque double glazed door to side. Double panel central heating radiator. Fitted with a range of laminate fronted wall and base units having woodblock effect preparation surface over. One and a half bowl stainless steel sink and drainer having mixer tap. Space for cooker having extractor over. Space and plumbing for washing machine. Tiled to splashbacks. Wall mounted Worcester combination gas central heating boiler.

First floor :

LANDING : PVCu opaque double glazed window to side aspect. Doors to:

BEDROOM 1 FRONT 4.22m (13ft 10in) x 3.3m (10ft 10in) Maximum: PVCu double glazed window to front aspect. Single panel central heating radiator. Telephone point.

BEDROOM 2 REAR 3.43m (11ft 3in) x 3.35m (11ft 0in) Maximum: PVCu double glazed window to rear aspect. Single panel central heating radiator.

BEDROOM 3 FRONT 2.21m (7ft 3in) x 1.96m (6ft 5in) : PVCu double glazed window to front aspect. Single panel central heating radiator.

BATHROOM : PVCu opaque double glazed window. Single panel central heating radiator. Tiled to splashbacks. Low level W.C. Pedestal wash hand basin. Panelled bath having electric shower over. Fully enclosed shower cubicle with mains fed shower. Shaver unit. Access to roof space.

Outside :

FRONT : Block paved driveway. Lawn area with flower and shrub borders.

REAR : Lawn area with decking.

GARAGE 5.46m (17ft 11in) x 2.74m (9ft 0in) : Up and over door. Window to side.



SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3AY

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:-

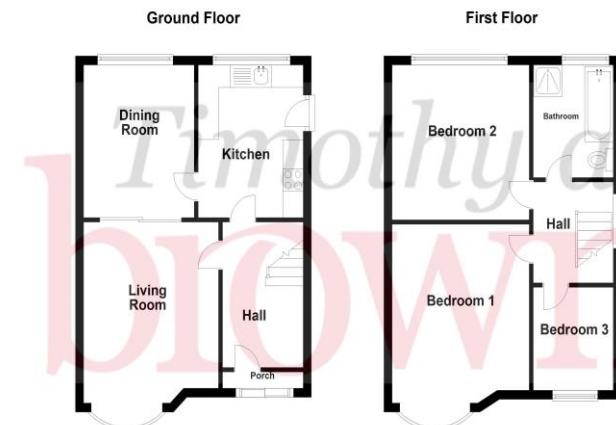
- (a) One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent in cleared funds.** This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof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

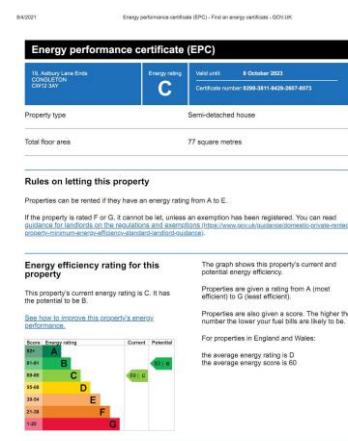
Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

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



Total area: approx. 78.9 sq. metres (849.4 sq. feet)
All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents.
Plan produced using PlanUp.



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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