

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:-

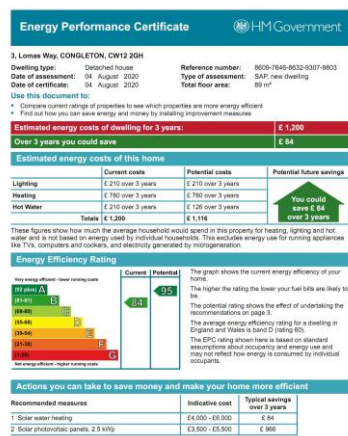
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity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

PETS MAYBE CONSIDERED ON A CASE BY CASE BASIS, NO SMOKERS

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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Monthly Rental Of £1,295
(exclusive) + fees

- EXECUTIVE DETACHED EX SHOW HOUSE
- UPGRADED INTERIOR
- OPEN PLAN KITCHEN DINER
- THREE DOUBLE BEDROOMS / TWO BATHROOMS
- GARAGE & DRIVEWAY FOR TWO CARS
- SOUTHERLY FACING NON OVERLOOKED LANDSCAPED GARDENS
- PRIME POSITION ON FRINGE OF DEVELOPMENT
- IMMEDIATE ACCESS TO A34 TO MANCHESTER

AN EXECUTIVE EX SHOW HOUSE BUILT BY BLOOR HOMES.

The Whitfield is a stunning detached three bedroom family home on the beautiful Alderley Gate development in Congleton surrounded by the beautiful Cheshire countryside and quaint local amenities right on your doorstep.

The ground floor features a stylish open plan kitchen diner, featuring an island hub to keep your cooking and dining areas apart, but functionally linked and french doors to the private rear garden it makes this a sunny, airy space for family meal times. The contemporary symphony kitchen boasts an abundance of storage facilities, cleverly hidden away behind sleek kitchen units, keeping the overall feel clean and cohesive throughout. There is a separate, comfortable lounge with feature bay window, plus a downstairs cloakroom and a useful storage cupboard which completes the ground floor of this stunning home.

Upstairs on the first floor are three double bedrooms, with the master bedroom enjoying its own private en suite shower room and fitted SpacePro wardrobes. Bedrooms two and three are very spacious and overlook the rear garden. There is also a convenient store cupboard located on the landing. The family bathroom features a sparkling white suite with complimenting chrome fittings.

Externally there is a garage and parking for two cars.

With beautiful Cheshire countryside on its doorstep, and its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. Closeby is the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and

Macclesfield arterial routes. Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links: Immediate access to A34 and the soon to be completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes. Congleton railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises
(all dimensions are approximate)

CANOPIED OPEN STORM PORCH : Composite door with double glazed upper panel to:

HALL : Low voltage downlights inset. Single panel central heating radiator. 13 Amp power points. Polished ceramic tiled floor. Return stairs to first floor. Deep recessed understairs store cupboard with consumer unit. 13 Amp power points.

CLOAKROOM : Modern white suite comprising: low level W.C. and wash hand basin. Polished ceramic tiled floor. Single panel central heating radiator.

LOUNGE 17' 4" x 10' 6" (5.28m x 3.20m) into bay: PVCu double glazed bay window to front aspect. 13 Amp power points. Two single panel central heating radiators.

KITCHEN DINER 19' 6" x 9' 3" (5.94m x 2.82m):

KITCHEN AREA : PVCu double glazed window to rear aspect. Low voltage downlights inset. Hi-gloss eye level and base units in grey with grey marble effect preparation surfaces over with composite one and a half bowl sink unit inset. Matching peninsular with Bosch 4 ring induction hob with matching Bosch double electric oven/grill below with ceiling suspended stainless steel glass canopy extractor. Integrated Siemens appliances to include fridge, freezer and dishwasher. Cupboard housing Potterton gas central heating boiler. Polished ceramic tiled floor. 13 Amp power points. Single panel central heating radiator.

DINING AREA : Single panel central heating radiator. 13 Amp power points. Polished ceramic tiled floor. PVCu double glazed french doors to garden.

LANDING : PVCu double glazed window to half height. Single panel central heating radiator. 13 Amp power points. Access to roof space. Built-in linen cupboard.

BEDROOM 1 FRONT 9' 8" x 8' 9" (2.94m x 2.66m): Two PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe with sliding mirrored fronted doors.

EN SUITE 8' 0" x 5' 10" (2.44m x 1.78m): PVCu double glazed window to front aspect. White suite comprising: low level W.C., wash hand basin and separate corner shower cubicle with mains fed shower. Single panel central heating radiator. Stylish tiling to shower area and splashbacks. Tiled floor.

BEDROOM 2 REAR 11' 0" x 7' 9" (3.35m x 2.36m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 6" x 8' 3" (3.20m x 2.51m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 7" x 6' 5" (2.31m x 1.95m): PVCu double glazed window to side aspect. White suite comprising: low level W.C., wash hand basin and panelled bath with thermostatically controlled bath/shower mixer. Wall mounted towel radiator. Tiled to splashbacks. Tiled floor.

OUTSIDE :

REAR : Paved patio beyond which is a lawned garden interspaced with slate laid patterns. Well stocked herbaceous borders. Gated side access to driveway.

FRONT : Tarmacadam driveway with parking for 2/3 cars.

GARAGE 15' 5" x 8' 6" (4.70m x 2.59m): Up and over door. Power and light.

SERVICES : All mains services are connected.

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

