

### 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)

11, Cartwright Close Eaton Congleton CW12 2GS		Energy rating <b>B</b>
Valid until 10 June 2031	Certificate number 9396-3002-0306-5619-3204	
Property type Semi-detached house		
Total floor area 77 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 <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the requirements and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> ).		
Energy efficiency rating for this property This property's current energy rating is B. It has the potential to be A. <a href="#">See how to improve this property's energy performance.</a>		

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.

2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a  
brown  
[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

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11 Cartwright Close,  
Eaton, Congleton,  
Cheshire CW12 2GS  
Monthly Rental Of £1,200  
(exclusive) + fees

- MODERN 3 BEDROOM SEMI DETACHED
- LIGHT & AIRY LOUNGE
- LUXURIOUSLY EQUIPPED DINING KITCHEN
- STYLISH FAMILY BATHROOM
- SAFELY ENCLOSED LAWNED GARDENS
- PARKING FOR TWO CARS
- PRESTIGIOUS WESTLOW MERE DEVELOPMENT

The Birch – Stylish 3-Bedroom Semi-Detached Home at Westlow Heath.

Set within the prestigious **Westlow Heath** development, The Birch is a thoughtfully designed **three-bedroom semi-detached home**, combining modern style with practical living in a scenic Cheshire location. Designed to a high specification and tailored for contemporary lifestyles, this light-filled home offers generous space to work, relax, and entertain in comfort.

Step inside to a welcoming **reception hall** with a convenient cloakroom, leading into a **spacious lounge**—a bright and airy retreat perfect for unwinding, with stairs rising to the first floor. To the rear, the heart of the home is the **well appointed dining kitchen**, featuring sleek high-gloss units, quality work surfaces, and integrated oven with gas hob. French doors open directly from the dining area onto the **enclosed lawned garden**, ideal for indoor-outdoor living and summer gatherings.

Upstairs, a **galleried landing** leads to three well-proportioned bedrooms and a **stylish family bathroom**, fitted with a crisp white suite.

Externally, the property boasts a **front driveway** for one vehicle, with an additional **rear driveway**—perfect for multi-car households. The **private rear garden** is generously sized, safely enclosed, and ideal for keen gardeners.



Additional benefits include **gas central heating**, **double glazing** throughout, and thoughtful touches that make this house a truly welcoming home.

A Prime Location Surrounded by Beauty

Westlow Heath is perfectly positioned to enjoy the best of both worlds—**peaceful countryside charm** and **modern-day convenience**. Surrounded by the picturesque landscapes of the **Cheshire countryside**, you're just minutes from **Congleton’s historic town centre**, with its vibrant mix of independent shops, cafés, and local amenities.

Nature lovers will appreciate nearby **Macclesfield Canal**, the **Cheshire Cycleway**, and the **Peak District National Park**, all offering endless opportunities for walking, cycling, and outdoor adventures.

Outstanding Connectivity

Commuters will love the easy access to **Junction 17 of the M6**, offering direct routes to **Manchester, Stoke-on-Trent**, and beyond. **Congleton train station** provides regular services to **Manchester City Centre, Stoke, and London Euston**, making travel effortless whether for work or leisure.



A perfect blend of countryside living and modern convenience—The Birch at Westlow Heath is more than just a home; it’s a lifestyle upgrade.

Early viewing is highly recommended.

The accommodation briefly comprises:  
(all dimensions are approximate)

**FRONT ENTRANCE** : Wood grain effect high security steel skinned panelled door with double glazed upper panels.

**VESTIBULE** : Single panel central heating radiator. 13 Amp power points.

**CLOAKROOM** : PVCu double glazed window to front aspect. Villeroy and Boch white suite comprising: low level w.c. and vanity pedestal wash hand basin. Single panel central heating radiator.

**LOUNGE** 15' 0" x 14' 8" (4.57m x 4.47m): PVCu double glazed window to front aspect. Two single panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Stairs to first floor.

**KITCHEN** 15' 0" x 9' 4" (4.57m x 2.84m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern hi-gloss eye level and base units in grey with marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in Bosch stainless steel 4 ring gas hob with matching splashback and Bosch stainless steel extractor canopy over. Bosch built in electric oven and grill. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard housing Vaillant gas combination boiler. 13 Amp power points. Double panel central heating radiator. PVCu double glazed French doors to rear garden. Understairs store cupboard.

First Floor :



**GALLERIED LANDING** : Spindled balustrade with oak hand rail. Single panel central heating radiator. 13 Amp power points. Overstairs store cupboard.

**BEDROOM 1 FRONT** 12' 6" x 8' 7" (3.81m x 2.61m): PVCu double glazed window to front aspect. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Single panel central heating radiator.

**BEDROOM 2 REAR** 11' 6" x 8' 1" (3.50m x 2.46m): PVCu double glazed window to rear aspect. Single panel central heating radiator. Television aerial point. 13 Amp power points.

**BEDROOM 3 FRONT** 9' 10" x 6' 1" (2.99m x 1.85m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 6' 7" x 5' 0" (2.01m x 1.52m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with glass shower screen and mains fed shower over. Fully tiled walls. Chrome centrally heated towel radiator.

Outside :

**FRONT** : Driveway providing parking for one car.

**REAR** : Paved patio area with lawned garden beyond, all encompassed with mixture of timber lapped fencing. Perimeter path with gated access onto rear. Second driveway providing parking for one car.

**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 2GS

