



#### 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 out 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](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 guide. We have not carried out a detailed survey, and the mention of any appliances/equipment does not imply that they are in full working order. 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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**38 Macclesfield Road**  
Congleton, Cheshire CW12 1NR

**Monthly Rental Of £1,200**  
(exclusive) + fees

- WELL PRESENTED MODERNISED THREE BED SEMI DETACHED HOME
- SPACIOUS LOUNGE
- DINING KITCHEN
- STYLISH BATHROOM
- AMPLE OFF ROAD DRIVEWAY PARKING
- BLOCK PAVED PATIO & LAWN PLUS OUTBUILDING FOR STORAGE TO REAR
- POPULAR LOWER HEATH AREA

**Discover Your Sanctuary in Lower Heath: Effortless Living, Exceptional Location.**

Embrace the perfect blend of classic charm and contemporary living in this modernised semi-detached home, nestled in the sought-after Lower Heath area. Offering seamless access to the A34 (Manchester) and A536 (Macclesfield), this property presents an unparalleled opportunity for convenient commuting and vibrant living.

**Step into a world of comfort and style:**

- **Effortless Modern Living:** Benefit from full PVCu double glazing and gas central heating, ensuring year-round comfort and energy efficiency.
- **Welcoming Interiors:** Enter through a bright entrance hall, leading to a spacious lounge, perfect for relaxing and entertaining.
- **Culinary Delight:** Discover a modern dining kitchen, designed for both functionality and style, ideal for creating memorable meals.
- **Practical Convenience:** Enjoy the added convenience of a separate w.c. and utility area, catering to your everyday needs.
- **Tranquil Retreats:** Ascend to the first floor, where three comfortable bedrooms await, offering peaceful havens for rest and relaxation.



- **Contemporary Indulgence:** Indulge in a stylish, contemporary bathroom, complete with a refreshing shower.

**Beyond the walls, discover a lifestyle of convenience and leisure:**

- **Seamless Connectivity:** Benefit from direct access to the A34 and A536, providing effortless commutes to Manchester and Macclesfield.
- **Outdoor Oasis:** Step into the expansive rear gardens, featuring a block-paved patio, perfect for alfresco dining and entertaining.
- **Creative Space:** A large, detached workshop offers ample space for hobbies, storage, or creative pursuits.
- **Ample Parking:** A private driveway to the front provides convenient off-road parking.

This is more than just a rental property; it's a lifestyle upgrade. Experience the perfect balance of modern living, convenient location, and ample outdoor space.

**Don't miss this opportunity to make this exceptional property your new home.**



**The accommodation briefly comprises**  
(all dimensions are approximate)

**FRONT ENTRANCE :** PVCu double glazed front door with glazed and leaded centre pane.

**HALL :** PVCu double glazed window to side aspect. Single panel central heating radiator. Stairs to the first floor.

**LOUNGE 13' 10" x 13' 9" (4.21m x 4.19m) to alcove and bay:** PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Recessed feature fireplace. Television aerial point. Grey oak effect floor as laid.

**DINING KITCHEN 13' 10" x 10' 5" (4.21m x 3.17m):** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of contemporary style beech effect fronted eye level and base units having granite effect roll edge formica preparation surfaces over with stainless steel single bowl sink unit inset. Built-in stainless steel four ring gas hob with electric oven/grill below. Integrated dishwasher. Space for upright fridge/freezer. 13 Amp power points. Double panel central heating radiator. Grey oak effect floor as laid.

**UTILITY :** Wall mounted Baxi combination boiler. Space and plumbing for washing machine. Oak effect floor as laid. PVCu double glazed door to side.

**SEPARATE W.C. :** PVCu double glazed window to side aspect. White suite comprising: low level w.c. and wash hand basin. Single panel central heating radiator. Grey oak effect floor as laid.

**First Floor :**

**LANDING :** PVCu double glazed window to side aspect. 13 Amp power points. Access to roof space via a retractable ladder.

**BEDROOM 1 REAR 12' 3" x 10' 9" (3.73m x 3.27m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 FRONT 10' 9" x 10' 5" (3.27m x 3.17m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR 8' 0" x 7' 1" (2.44m x 2.16m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM :** PVCu double glazed window to front aspect. Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton electric shower over and glass shower screen. Mosaic effect tiles to splashbacks. Centrally heated towel radiator. Extractor fan.

**Outside :**

**FRONT :** Sweeping gravel laid driveway with shaped flower borders. Gated access to the side provides access to a block paved courtyard with gated access on to the rear garden.

**REAR :** Block paved patio area with good sized garden beyond. Block built outbuilding suitable for storage (16ft 8in x 8ft, internal measurements). Cold water tap.

**SERVICES :** All mains services are connected.

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**SATNAV:** CW12 1NR

