

Holding Deposit (per tenancy) – One week's rent

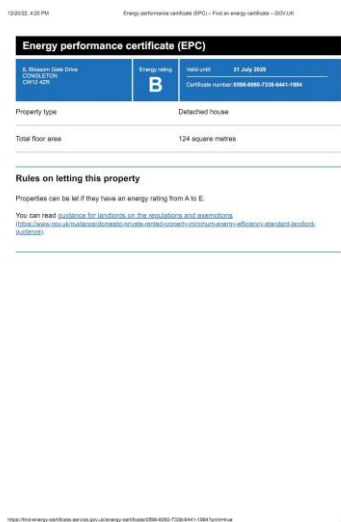
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) 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



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.

Timothy a
brown



2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: 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

9 Blossom Gate Drive
Congleton, Cheshire CW12 4ZR

Monthly Rental Of £1,750
(exclusive) + fees

- LUXURIOUS 4 BED DETACHED FAMILY HOME
- STUNNING SEMI RURAL DEVELOPMENT
- MODERN OPEN PLAN KITCHEN DINING ROOM
- SEPARATE LOUNGE WITH WOOD BURNING STOVE
- FAMILY BATHROOM & TWO EN SUITES
- INTEGRAL SINGLE GARAGE
- DRIVEWAY FOR TWO CARS
- ENCLOSED REAR GARDEN

TO LET (Part-furnished)

A modern attractive detached house built on a convenient sought after development located at the end of a small cul-de-sac with easy access onto the new Congleton bypass.

The nicely proportioned house has gas central heating, PVCu double glazing and comprises hall, lounge, large modern fitted kitchen/diner, utility and cloakroom/W.C. to the ground floor whilst at first floor level, the landing allows access to the four bedrooms, the master having en suite and bedrooms 2 & 3 having access to a "Jack & Jill" en suite, and finally there is a family bathroom.

Externally, the front of the property has a driveway terminating at the garage and a garden, with electric vehicle charging point. A path leads to the fully enclosed rear garden.

Congleton boasts excellent transport links to the North West. Blossom Gate Drive is only a 10 minute drive away 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 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.



Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has been further enhanced with the completion of the new Congleton link road which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town). A viewing comes highly recommended to appreciate the merits of this home.



The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Composite front door. 13 Amp power points. Stairs with cupboard below. Door to garage. Doors to other rooms.

LOUNGE 10' 10" x 18' 1" (3.30m x 5.51m) into bay: PVCu double glazed bay window to front aspect. Wood burning stove. Two single panel central heating radiators. TV point.

KITCHEN/DINER 20' 1" x 11' 1" (6.12m x 3.38m): PVCu double glazed bi-folding doors and window to rear. Fully fitted base and eye level units with under unit lighting. Roll edge laminated surfaces. Integrated fridge freezer. Split level double oven. 5 ring gas hob with extractor over. Large preparation surface which doubles as a breakfast bar. Double panel central heating radiator. 13 Amp power points. Tiled floor.

UTILITY 7' 5" x 6' 0" (2.26m x 1.83m): Base and eye level units with space and plumbing below for a washing machine and tumble dryer. 13 Amp power points. Single panel central heating radiator. Tiled floor. Door to W.C. Composite door to outside.

W.C. : PVCu double glazed opaque window to rear aspect. White suite comprising: Low level W.C. Pedestal wash hand basin. Single panel central heating radiator. Tiled floor.

First Floor :

LANDING : Loft hatch (access restricted). Single panel central heating radiator. Fitted cupboard with shelving. 13 Amp power points. Doors to principal rooms.

BEDROOM 1 FRONT 18' 0" x 11' 1" (5.48m x 3.38m) max into bay: PVCu double glazed bay window. Two single panel central heating radiators. Fitted double wardrobes with sliding mirror fronted doors. 13 Amp power points.

EN SUITE : PVCU double glazed opaque window. White suite comprising: Low level W.C., wash hand basin, double size shower enclosure. Partly tiled walls. Chrome centrally heated towel radiator. Electric shaver point.



BEDROOM 2 FRONT 11' 5" x 11' 2" (3.48m x 3.40m) plus door recess.: PVCu double glazed window. Single panel central heating radiator. 13 Amp power points.

EN SUITE (Jack & Jill with Bedroom 3) : PVCU double glazed opaque window. White suite comprising: Low level W.C. Wash hand basin. Double size shower enclosure. Partly tiled walls. Chrome centrally heated towel radiator. Electric shaver point.

BEDROOM 3 REAR 11' 4" x 9' 8" (3.45m x 2.94m): PVCu double glazed window. Single panel central heating radiator. 13 Amp power points. Door to Jack & Jill En Suite shared with Bedroom 2.

BEDROOM 4 REAR 11' 6" x 7' 6" (3.50m x 2.28m): PVCu double glazed window. Single panel central heating radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window. White suite comprising: Low level W.C. Pedestal wash hand basin. Panelled bath. Partly tiled walls. Chrome centrally heated towel radiator. Electric shaver point.

Outside :

FRONT : Tarmac drive terminating at the garage. Front lawn. Timber bark flower bed.

REAR : Fully enclosed by timber fence panels. Flagged path and patio area leading on to lawn. Raised timber sleeper flower bed.

GARAGE 18' 0" x 7' 11" (5.48m x 2.41m): Up and over door. Electric car charging point. 13 Amp power points. Power and light. Wall mounted Valliant gas central heating boiler.

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: E

DIRECTIONS: SATNAV CW12 4ZR

