

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



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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6 Park View
Park Road, Congleton,
Cheshire CW12 1DR

Monthly Rental Of
£1,300
(exclusive) + fees

- EXCEPTIONAL VICTORIAN TOWNHOUSE OFFERING OVER 1,000 SQ FT OF ELEGANT LIVING SPACE.
- PRIME LOCATION ON PARK ROAD, ONE OF CONGLETON'S MOST ICONIC AND SOUGHT-AFTER ADDRESSES
- VIEWS ACROSS THE RIVER DANE TOWARD CONGLETON PARK AND ITS HISTORIC PAVILION
- FULLY REFURBISHED THROUGHOUT WITH A PERFECT BLEND OF MODERN LUXURY AND PERIOD CHARACTER
- FEATURES INCLUDE NEWLY FITTED KITCHEN, BATHROOM, CLOAKROOM, FRESH DÉCOR, FLOORING, AND TILING
- TWO GENEROUS DOUBLE BEDROOMS AND A LUXURIOUS FAMILY BATHROOM WITH SEPARATE SHOWER
- STYLISH REAR COURTYARD GARDEN WITH INDIAN STONE TERRACE, RAISED BORDERS, ARTIFICIAL LAWN, AND GARAGE ACCESS
- CLOSE TO CONGLETON TOWN CENTRE AMENITIES AND CONGLETON PARK ON YOUR DOORSTEP
- THE RENT INCLUDES THE SERVICES OF A GARDENER & WINDOW CLEANER

TO LET (Unfurnished)

Step through the door of this exceptional Victorian home and you'll instantly know—you've found something truly special. Brimming with restored period charm and offering over 1,000 sq ft of elegant living space, this remarkable townhouse stands proudly on one of Congleton's most iconic and sought-after rows. With views across the River Dane toward the stunning Congleton Park and its historic pavilion, this is a home that promises both beauty and individuality.

Lovingly and meticulously refurbished in recent months, the property has undergone a full transformation—now an impressive blend of luxurious modern living and timeless Victorian character. Every detail has been thoughtfully considered: newly fitted kitchen, bathroom and cloakroom, fresh flooring, tiling and décor throughout, a brand new central heating system and boiler, electrical updates, landscaped outdoor areas, and even a large single garage—all while preserving the original features that make homes of this era so uniquely special.

Inside, a welcoming reception hall leads to a charming dining room and a beautifully appointed living room. The light-filled kitchen offers a serene space to cook and unwind, supported by a separate utility room and cloakroom. Upstairs, the first floor hosts two generous double bedrooms and a luxurious family bathroom complete with a separate shower.



Outside, the rear courtyard garden has been stylishly designed with an Indian stone terrace, raised borders, artificial lawn, and access to the garage. We are also advised that resident parking permits may be obtained for a modest annual fee.

Positioned along one of Congleton's premier addresses—Park Road—this property places you moments from the bustling town centre with its selection of cafés, restaurants and independent shops. At the end of the road lies the award-winning Congleton Park: a beautiful, vibrant space with children's play areas, riverside walks, wide open lawns, and the popular pavilion bar and restaurant. Congleton Station is also conveniently close, offering easy rail connections including fast services to London.

Homes of this calibre, in this location, are rare. We strongly encourage you to arrange an internal viewing—properties of this standard simply do not stay available for long.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Timber panelled door with double glazed stained and leaded upper light. Ornate coving to ceiling. Picture rail. Period style radiator. Deep skirting. 13 Amp power points. Attractive Minton tiled floor. Deep recessed understairs store cupboard.

DINING ROOM 13' 8" x 8' 6" (4.16m x 2.59m) to bay & into shelves: PVCu double glazed sash bay window to front aspect with plantation shutters. Period style radiator. Fitted cabinetry comprising: shelves and cupboards to each alcove. Feature cast



iron fireplace with slate hearth (not to be used - for decorative purposes only). Network points.

LOUNGE 13' 1" x 12' 4" (3.98m x 3.76m) to alcove: Coving to ceiling. Picture rail. Wall mounted period style radiator. Feature fireplace with exposed brick chimney back and cast iron surround and slate hearth (not to be used - for decorative purposes only). Network points. Return stairs to first floor.

L SHAPED BREAKFAST KITCHEN 15' 10" x 12' 8" (4.82m x 3.86m) max overall measurements:

BREAKFAST AREA : High level PVCu double glazed window and large PVCu double glazed window to rear aspect. Oak topped window seat with in-built storage. Wall mounted period style radiator.

KITCHEN : PVCu double glazed window to side aspect. Low voltage downlighters inset. Extensive range of custom painted wood fronted eye level and base units with quartz effect preparation surfaces over, having composite single drainer sink unit inset. Built-in stainless steel 5-ring gas hob with electric double oven below and integrated extractor hood above. Integrated dishwasher. Wall mounted period style radiator. 13 Amp power points.

UTILITY 7' 2" x 5' 8" (2.18m x 1.73m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Matching eye level units to kitchen. Quartz effect preparation surface with space and plumbing for washing machine beneath. 13 Amp power points. Composite panelled and double glazed door to rear garden.

GUEST CLOAKROOM : PVCu double glazed window to rear aspect. Modern white suite with low level W.C., ceramic wash hand basin with chrome tap with cupboard beneath. Period style radiator.

FIRST FLOOR :

LANDING : Period style radiator. 13 Amp power points. Access to roof space - no tenant access.

BEDROOM 1 FRONT 13' 4" x 11' 7" (4.06m x 3.53m): Two PVCu double glazed windows to front aspect. Wall mounted period style radiator. Coving to ceiling. Centre ceiling rose. Feature cast



iron fireplace with slate hearth (not to be used - for decorative purposes only). Built-in wardrobe with hanging rail. Network and TV point.

BEDROOM 2 REAR 12' 7" x 9' 7" (3.83m x 2.92m): PVCu double glazed sash window to rear aspect. Wall mounted period style radiator. Feature cast iron fireplace with slate hearth (not to be used - for decorative purposes only). Built-in wardrobe with hanging rail. Network and TV point.

BATHROOM 8' 8" x 7' 0" (2.64m x 2.13m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C., ceramic wash hand basin with cupboard beneath and panelled bath with bath/shower mixer. Corner shower cubicle with Victorian style thermostatically controlled shower with rainfall shower head and attachment. Glazed white metro tiles to splashbacks and grey shower boarding to shower enclosure. Extractor fan. Wall mounted period style radiator.

OUTSIDE :

FRONT : Enclosed forecourt with gated access to Indian stone pathway leading to the front door and low maintenance areas laid with a mixture of slate chippings and 'panda' gravel.

REAR : Landscaped garden with Indian stone paved terrace ideal for alfresco entertaining, beyond which are raised planters formed with railway sleepers interspersed with artificial lawn and golden shale laid terraces.

GARAGE 16' 2" x 14' 7" (4.92m x 4.44m) internal measurements: Up and over door. Power and light. Pedestrian door.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1DR

