



30 Albert Place,
Havannah Street, Congleton,
Cheshire CW12 2AJ

Monthly Rental Of £750
(exclusive) + fees

- 3 BED END TERRACE COTTAGE
- KITCHEN/LIVING AREA
- DRIVEWAY WITH CARPORT
- PRIVATE ENCLOSED REAR GARDEN
- TOWN CENTRE WITHIN WALKING DISTANCE

TO LET (Unfurnished)

AN IMPROVED END OF TERRACE COTTAGE WITH THE ADVANTAGE OF A REAR GARDEN AND OFF ROAD PARKING. A STONE'S THROW FROM CONGLETON PARK AND THE RECENTLY COMPLETED MULTI MILLION POUND 'STATE OF THE ART' LEISURE CENTRE.

This lovely characterful home is complete with full gas central heating and full PVCu double glazing.

The front entrance opens into the hall with cloakroom off, beyond which is the spacious open plan living kitchen lounge with French doors opening into the rear garden. The first floor offers the THREE bedrooms and bathroom with modern white suite.

Outside you will find a pleasant and private rear garden whilst to the front you will find a rare and most useful covered driveway providing off road parking.

A great characterful home, positioned in such a practical locality, with an array of conveniences laid out on its doorstep, as it's only few minutes' walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the "award winning" Congleton Park. A majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern.



The recently completed multi million pound 'state of the art' leisure centre, to include a new swimming pool, is a massive draw to the area, and has created all manner of excitement and endless leisure pursuits. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE HALL : Understairs storage cupboard. Double panel central heating radiator.

GUEST W.C. : Suite comprising: w.c. and hand wash basin. PVCu double glazed window to front aspect. Single panel central heating radiator.

KITCHEN/LIVING AREA 20' 4" x 14' 8" (6.185m x 4.463m):

Kitchen area : Range of beech effect base and wall mounted units with granite effect surface over and stainless steel single drainer sink unit inset. Sink and drainer unit. Oven and 4 ring gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Double panel central heating radiator.

Living area : Double panel central heating radiator. Two double glazed double doors to patio. 13 Amp power points.

First Floor :

LANDING : PVCu double glazed window to rear aspect. Single panel central heating radiator.

BEDROOM 1 FRONT 10' 1" x 8' 0" (3.076m x 2.439m): PVCu double glazed window to front aspect. Single panel central radiator. 13 Amp power points.

BEDROOM 2 FRONT 10' 7" x 6' 6" (3.238m x 1.970m): PVCu double glazed window. Single panel central heating radiator. 13 Amp power points.



BEDROOM 3 REAR 8' 10" x 3' 6" (2.688m x 1.055m): PVCu double glazed window. Single panel central heating radiator. Two built in storage cupboards, one housing Vaillant gas combi boiler.

BATHROOM : Suite comprising: w.c., wash hand basin and bath. PVCu double glazed window to side aspect. White suite with mains fed shower over.

Outside :

FRONT : Tandem driveway into brick car port.

REAR : Patio with lawned garden enclosed by fencing and trees.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 2AJ

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.

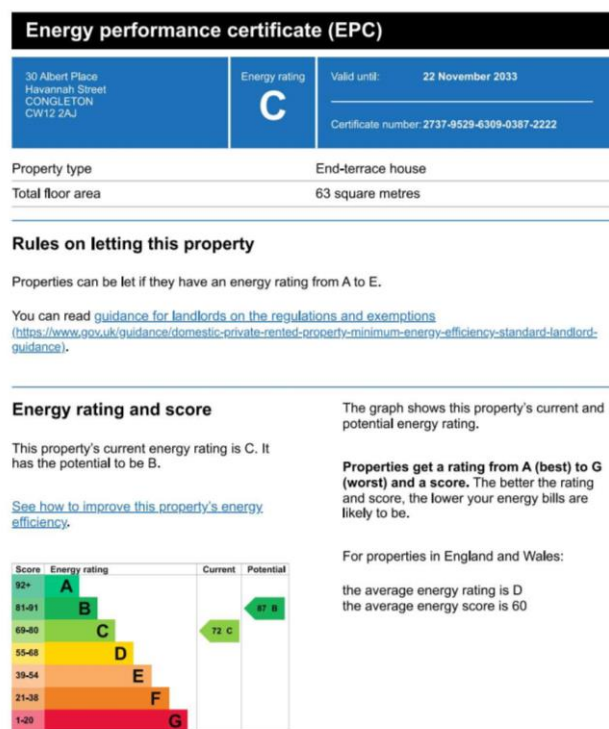
- Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

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.

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