

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.

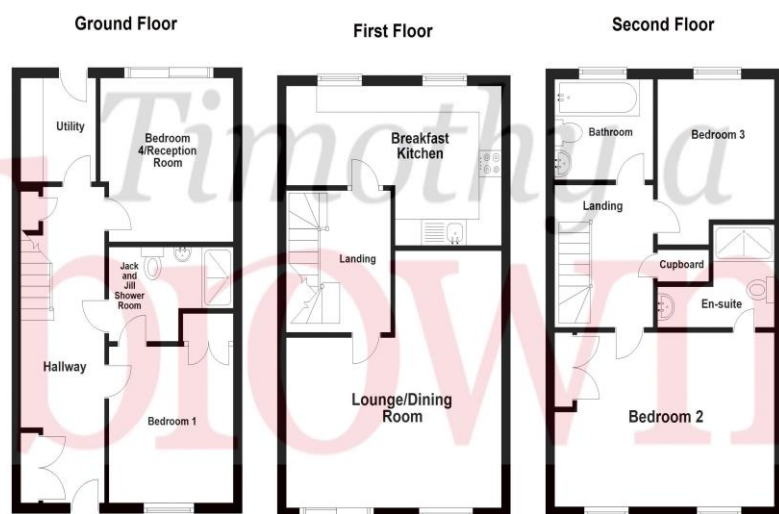
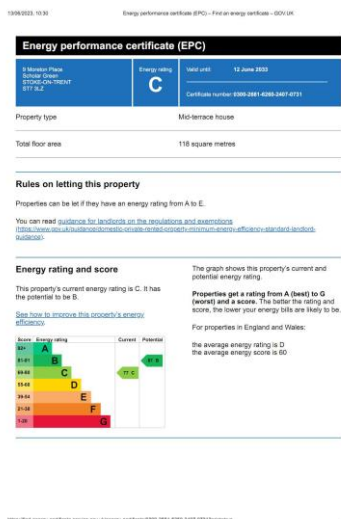
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- 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



Total area: approx. 118.3 sq. metres (1273.5 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents.

Plan produced using PlanUp.

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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Monthly Rental Of £1,150
(exclusive) + fees

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- SMALL CUL DE SAC POSITION
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Call Timothy A Brown to book your bespoke viewing, we're certain you won't be disappointed!

Full PVCu double glazing and gas central heating. Single garage in a row of three, plus private parking space. Safely enclosed gardens laid with artificial lawns and with patio seating areas. Entrance hall with cloaks cupboard. Ground floor with double bedroom and Jack and Jill Shower room, bedroom 4/additional reception room/snug and separate utility room. First floor with breakfast kitchen and l-shaped lounge dining room. 2nd floor with two further bedrooms, ensuite shower room and family bathroom.

Situated in the village of Scholar Green, the property lies 10 miles north of the centre of Stoke, and 6 miles south of Congleton on the A34. An established convenience store is within a short walking distance, as is the reputed Scholar Green Primary School. This area of Scholar Green is very fortunate to enjoy some very beautiful open green spaces, with the likes of the Macclesfield



Canal and Rode Halls Gardens on your doorstep. It truly is a lovely location where walkers and cyclists can enjoy quality time outside.

There is easy access to the M6 motorway, and main arterial routes to Manchester Airport are easily accessible by road, with Kidsgrove and Congleton railway station within easy reach providing nationwide rail links and frequent expresses to London.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Panelled door to:

ENTRANCE VESTIBULE : Single panel central heating radiator. Double cloak cupboard. Archway to:

INNER HALL : Single panel central heating radiator. Oak effect floor as laid. Stairs to first floor. Under stairs store cupboard.

BEDROOM 1 FRONT 9' 10" x 9' 1" (2.99m x 2.77m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Panelling to one wall. Fitted double wardrobe. Door to Jack & Jill shower room.

JACK & JILL SHOWER ROOM 8' 5" x 6' 0" (2.56m x 1.83m): Modern white suite comprising: Low level W.C., pedestal wash hand basin, separated enclosed double sized shower cubicle housing a thermostatically controlled mains fed shower. Half tiled walls. Double panel central heating radiator. Shaver point. Oak effect flooring.

BEDROOM 4/RECEPTION ROOM 9' 10" x 9' 1" (2.99m x 2.77m): Single panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden.



UTILITY 6' 6" x 6' 2" (1.98m x 1.88m): Eye level and base units with marble effect preparation surfaces over with stainless steel circular sink unit inset. Space and plumbing for washing machine and tumble dryer. Wall mounted gas central heating boiler. Single panel central heating radiator. 13 Amp power points. Tiled floor. Panelled and double glazed door to rear garden.

First Floor :

GALLERIED LANDING : Single panel central heating radiator. 13 Amp power points. Return stairs to second floor.

L-SHAPED LOUNGE/DINER 16' 2" x 16' 2" (4.92m x 4.92m): PVCu double glazed window to front aspect. Coving to ceiling. Two single panel central heating radiators. Decorative panelling to dining area wall. Feature fireplace. 13 Amp power points. TV point. PVCu double glazed French doors opening to Juliette balcony.

BREAKFAST KITCHEN 16' 1" x 9' 10" (4.90m x 2.99m): Two PVCu double glazed windows to front aspect. Range of modern shaker style eye level and base units having grey marble effect preparation surfaces over with stainless steel 1.5 bowl sink unit inset. Built in stainless steel 4 ring gas hob with double electric oven and grill below with extractor hood over. The preparation surface continues providing a breakfast bar with seating for 3/4. Space for fridge and freezer. Space and plumbing for dishwasher. Single panel central heating radiator. 13 Amp power points.

Second Floor :

GALLERIED LANDING : Single panel central heating radiator. 13 Amp power points. Access to roof space. Airing cupboard with pressurised hot water cylinder.

BEDROOM 2 FRONT (FORMERLY BEDROOM 1) 14' 3" x 10' 10" (4.34m x 3.30m) to wardrobes: Two PVCu double glazed windows to front aspect. Built in double and two single wardrobes. Single panel central heating radiator. 13 Amp power points.



EN SUITE 6' 5" x 6' 2" (1.95m x 1.88m): White suite comprising: Low level W.C., pedestal wash hand basin, large shower cubicle housing a mains fed shower. Single panel central heating radiator. Tiled to splashbacks.

BEDROOM 3 11' 6" x 8' 6" (3.50m x 2.59m) max: PVCu double glazed dormer style windows to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 3" x 6' 2" (2.21m x 1.88m): PVCu double glazed dormer style window rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath. Single panel central heating radiator. Mosaic effect tiles to splashbacks.

Outside :

REAR : Fully enclosed courtyard garden with central area laid with artificial grass, with two paved terrace areas. Gated access to shared ginnel leading to front. Cold water tap. External lighting.

GARAGE (IN A ROW OF 3) 17' 0" x 9' 1" (5.18m x 2.77m) internal measurements: Up and over door. Block paved drive to front of garage with space for one car.

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: D

DIRECTIONS: SATNAV ST7 3LZ

