

### 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.

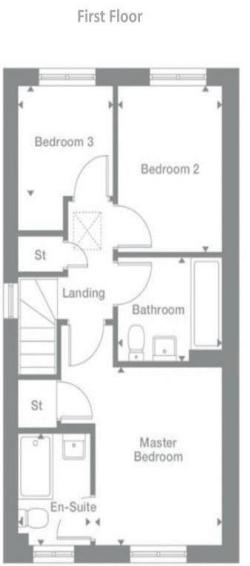
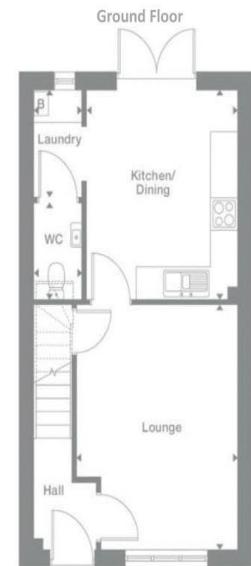
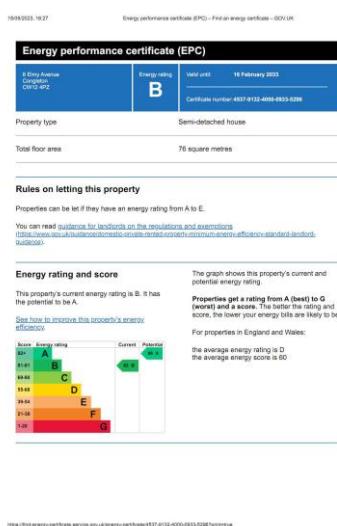
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (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 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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# Timothy a brown

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# Timothy a brown



**8 Elmy Avenue**  
Congleton, Cheshire CW12 4PZ

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

- NEARLY NEW THREE BEDROOM SEMI DETACHED HOME
- CONTEMPORARY HI-GLOSS FITTED BREAKFAST KITCHEN
- SEPARATE LOUNGE
- STYLISH FAMILY BATHROOM. EN SUITE TO MASTER BEDROOM
- GENEROUS WESTERLY FACING ENCLOSED REAR GARDEN
- TANDEM DRIVEWAY FOR TWO CARS
- STUNNING SEMI RURAL TURNSTONE GRANGE DEVELOPMENT
- WALKING DISTANCE TO EXCELLENT PRIMARY & SECONDARY SCHOOLS

## TO LET (Unfurnished)

Turnstone Grange, Back Lane, Somerford, Congleton, is a stunning, semi-rural development of highly specified 2,3 and 4 bedroom homes. We are proud to present one of the most highly sought after design of properties boasting an excellent and generous plot size, and not forgetting to mention its position on the fringe of this popular development.

The "Stretton" is a practical and well designed, semi-detached home with three bedrooms and private TANDEM driveway for two cars. Downstairs, the light-filled lounge with large picture window is located at the front of the property. To the back of the property, the breakfast kitchen looks out onto the enclosed WESTERLY facing lawned fenced sunny aspect gardens, with French doors adding to the light and spacious feel of this family room. There is also a useful laundry and discreet downstairs WC. On the first floor are three bedrooms, two of which are double bedrooms, including a generous master with luxurious en suite. There is a further single bedroom, which could easily combine as a work from home office. Finally, is the stylish family bathroom.

You enter through the front door to the main entrance hall with staircase facing you to the first floor. A separate lounge is found to the front. Spanning to the majority width of the property is the fantastic OPEN PLAN breakfast kitchen with laundry and discreet cloakroom off, with French doors opening into the rear gardens. To the first floor and from the galleried landing are the THREE BEDROOMS (master with ensuite shower room) and finally is the family bathroom.

Outside and to the side is a tandem driveway for two cars. To the rear are generous WESTERLY FACING gardens, safely enclosed being mainly laid to lawn with terrace seating area.

Congleton boasts excellent transport links to the North West. Turnstone Grange 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 recently been further enhanced with the completion of the new Congleton link road completed



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).

### The accommodation briefly comprises

(all dimensions are approximate)

**FRONT ENTRANCE :** Composite panelled door with double glazed upper panel. Single panel central heating radiator. Grey oak effect Karndean style floor. Stairs to first floor.

**LOUNGE 14' 9" x 11' 7" (4.49m x 3.53m):** PVCu double glazed window to front aspect. Two single panel central heating radiators. 13 Amp power points. TV point. Grey oak effect Karndean style floor. Deep understairs store cupboard.

**BREAKFAST KITCHEN 12' 5" x 10' 10" (3.78m x 3.30m):** Low voltage downlighters inset. Double panel central heating radiator. Extensive range of hi-gloss eye level and base units in white, with grey oak effect preparation surfaces over with complementary tiling. Stainless steel single drainer sink unit inset. Built in 4 ring gas hob with stainless steel extractor canopy hood over. Built in electric fan assisted oven/grill. Integrated dishwasher. Space for fridge/freezer. Double panel central heating radiator. 13 Amp power points. Grey oak effect Karndean style floor. PVCu double glazed French doors to rear garden. Large squared off opening to utility area.

**UTILITY 6' 4" x 3' 5" (1.93m x 1.04m):** PVCu double glazed window to rear aspect. Preparation surface with space and plumbing for washing machine beneath. Cupboard housing Baxi gas combi boiler. Single panel central heating radiator. 13 Amp power points. Grey oak effect Karndean style floor.

**CLOAKROOM :** White suite comprising: Low level W.C., ceramic wash hand basin with cupboard beneath. Single panel central heating radiator. Grey oak effect Karndean style floor.

### First Floor :

**LANDING :** PVCu double glazed window to side aspect. Access to roof space. Deep recessed store cupboard.

**BEDROOM 1 FRONT 11' 8" x 10' 8" (3.55m x 3.25m) maximum:** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Overstairs store cupboard.

**BEDROOM 2 REAR 9' 0" x 7' 7" (2.74m x 2.31m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**EN SUITE 6' 7" x 5' 3" (2.01m x 1.60m):** PVCu double glazed window to front aspect. White suite comprising: Low level W.C., pedestal wash hand basin and large shower cubicle housing a thermostatically controlled mains fed shower with glass screen and sliding door. Textured tiles to splashbacks. Double panel central heating radiator. Shaver point.

**BEDROOM 3 REAR 8' 10" x 7' 0" (2.69m x 2.13m) maximum:** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM :** White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath with chrome mixer tap and thermostatically controlled mains fed shower and glass screen over. Single panel central heating radiator. Extractor fan. Textured tiles to splashbacks.

### Outside :

**FRONT :** Small forecourt area. Tarmacadam tandem driveway to side providing off road parking for two cars. External power point.

**REAR :** An exceptional sized garden for a new build, enjoying a sunny westerly facing aspect having an extended paved patio area ideal for alfresco entertaining, beyond which are lawned gardens encompassed with timber fencing. Space for timber garden shed. gated access to front. Cold water tap.

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**DIRECTIONS:** SATNAV: CW12 4PZ

