



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

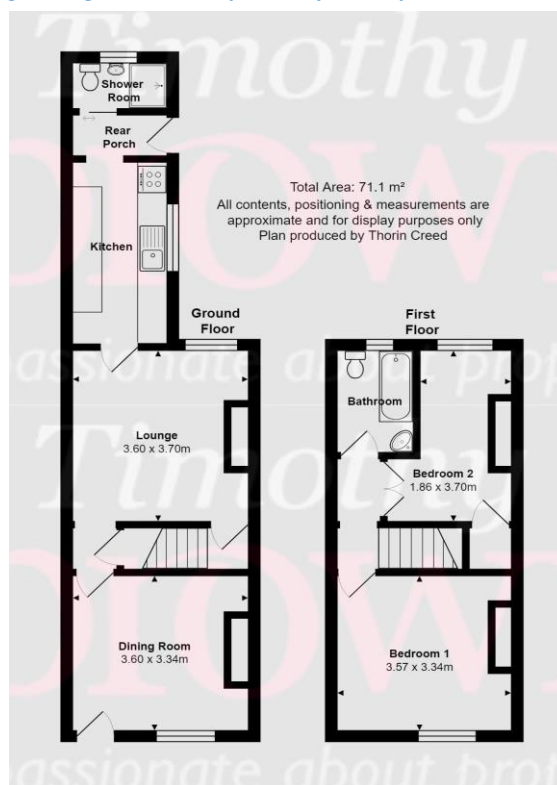
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) 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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23 Albert Street

Biddulph, Staffordshire ST8 6DT

Monthly Rental Of £725
(exclusive) + fees

- WELL PRESENTED MID TERRACE HOME
- TWO BEDROOMS
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- ENCLOSED REAR YARD
- OFF ROAD PARKING TO REAR FOR ONE CAR
- CLOSE TO BIDDULPH TOWN CENTRE

TO LET (Unfurnished)

A lavishly remodelled Victorian mid terrace, with a distinct chic interior.

Easy walking distance to town centre.

Full PVCu double glazing and gas central heating. Private parking space to rear. Unrestricted on street parking. Lounge. Dining room. Kitchen and shower room. The first offers two bedrooms, and bathroom. Enclosed rear yard.

The town of Biddulph offers a good selection of pubs, restaurants, and fitness centre, whilst still having a variety of outdoor pursuits including scenic walks in Staffordshire and the Peak District National Park. The town centre boasts Sainsburys, Argos, ALDI, butchers, florists, and newsagents as well as essential services such as chemists, doctors and dentists.

The award-winning National Trust Biddulph Grange Gardens is close by.

Open countryside is just a few minutes’ drive delivering you to some of Staffordshire's most enjoyed natural views and rural walks, yet extremely convenient for access to the town centre, and Congleton, five miles north, which



offers links with the main M6 arterial routes, and mainline national rail networks.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Composite panelled door.

DINING ROOM 11' 9" x 11' 0" (3.58m x 3.35m): PVCu double glazed window to front aspect. Centre ceiling light point. Coving to ceiling. Feature fireplace with painted Adams style fire surround, tiled insert and quarry tiled hearth. Built-in cupboard housing electricity meter. Television aerial point. Double panel central heating radiator.

LOUNGE 12' 1" x 11' 9" (3.68m x 3.58m): PVCu double glazed window to rear aspect. Coving to ceiling. Feature fireplace with cast iron s, tiled insert and quarry tiled hearth. Understairs storage cupboard. Television aerial point. Single panel central heating radiator. Stairs leading to first floor.

KITCHEN 12' 10" x 6' 4" (3.91m x 1.93m): PVCu double glazed window to side aspect. Range of custom painted eye level and base units having beech effect complementary preparation surfaces over with ceramic 1.5 bowl sink unit inset. Built-in four ring gas hob with electric cooker beneath and extractor hood over. Space and plumbing for washing machine. Space for fridge. Tiled to splashbacks. Single panel central heating radiator. Wall mounted Ideal gas central heating boiler.



REAR VESTIBULE : PVCu double glazed door to side.

SHOWER ROOM : PVCu double glazed window to rear aspect. Suite comprising: Fully tiled and enclosed shower cubicle with electric shower. Vanity wash hand basin. Low level W.C. Single panel central heating radiator. Extractor fan.

FIRST FLOOR LANDING : Access to boarded loft space with light and pull down ladder.

BEDROOM 1 FRONT 11' 8" x 10' 10" (3.55m x 3.30m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 amp power points.

BEDROOM 2 REAR 12' 1" x 6' 4" (3.68m x 1.93m): PVCu double glazed window to rear aspect. Built-in store cupboard. Single panel central radiator. 13 amp power points. Double timber doors leading onto landing.

BATHROOM 7' 2" x 5' 0" (2.18m x 1.52m): PVCu double glazed obscured glazed window to rear aspect. White suite comprising: Panelled bath. Pedestal wash hand basin. Low level w.c. Single panel central heating radiator. Extractor fan. Part tiled walls.

OUTSIDE : Enclosed rear courtyard garden extensively paved, offering a good degree of privacy with off road parking for one vehicle. Access via rear track onto both Congleton Road and Albert Street.

SERVICES : All mains services are connected.



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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: A

DIRECTIONS: SATNAV ST8 6DT

