



### 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](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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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11 Nelson Street  
Congleton, Cheshire CW12 4BS

Monthly Rental Of £850  
(exclusive) + fees

- TWO SPACIOUS DOUBLE BEDROOMS
- CHARACTER FIREPLACES AND FEATURES
- MODERN FITTED KITCHEN WITH APPLIANCES
- SEPARATE UTILITY ROOM
- SPACIOUS DINING ROOM
- CONTEMPORARY BATHROOM WITH SHOWER
- ENCLOSED REAR COURTYARD TERRACE
- DOUBLE GLAZING & GAS CENTRAL HEATING

## TO LET (Unfurnished)

Charming Two Bedroom Home with Courtyard Terrace.

This beautifully presented two-bedroom home offers a wonderful blend of character features and modern conveniences, making it an ideal rental for those seeking comfortable living in a well-appointed property.

Upon entering the property, a welcoming vestibule leads into a cosy front lounge with a charming recessed fireplace with stone detailing and an attractive tiled insert, creating a warm and inviting focal point. An inner hallway leads through to a spacious dining room, complete with a feature fireplace, natural wood surround and marble hearth, providing the perfect setting for entertaining or family meals.

To the rear of the property is a stylish and well-equipped kitchen fitted with an extensive range of dusty sage green wall and base units complemented by oak-effect work surfaces. The kitchen includes a built-in four-ring gas hob, electric oven and extractor hood, along with integrated fridge and freezer, offering both practicality and style. A separate utility room provides additional storage, plumbing for a washing machine and houses the gas combi boiler, with convenient access to the outside.

Upstairs, the first floor offers two well-proportioned bedrooms. The generous front

bedroom benefits from plenty of natural light, while the rear bedroom includes a built-in mirrored wardrobe and direct access to the bathroom. The modern bathroom is fitted with a white suite comprising a low-level WC, pedestal wash basin and panelled bath with electric shower and screen, complemented by a contemporary anthracite heated towel radiator.

Externally, the property features an enclosed rear courtyard finished with golden shale and steps leading up to a raised paved terrace—an ideal spot for outdoor dining or relaxing during warmer months. The courtyard also benefits from a cold water tap, two brick built stores and gated rear access.

This attractive home offers comfortable accommodation with character touches and practical modern features throughout.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE** : Composite panelled door to:

**VESTIBULE** : Oak framed and glazed door to:

**LOUNGE** 10' 5" x 8' 4" (3.17m x 2.54m) plus door recess: PVCu double glazed window to front aspect. 13 Amp power points. Single panel central heating radiator. Feature recessed fireplace with stone detail and attractive tiled insert.

**INNER HALL** : Stairs to first floor.

**DINING ROOM** 11' 9" x 11' 4" (3.58m x 3.45m) plus understairs recess with cupboard: PVCu double glazed window to rear aspect. Feature fireplace with white washed natural wood surround and marble hearth. Single panel central heating radiator. Oak effect LVT floor.

**KITCHEN** 14' 4" x 6' 0" (4.37m x 1.83m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Extensive range of dusty sage green eye level units with under pelmet lights and base units having oak effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring gas hob with electric oven/grill below and extractor canopy hood over. Integrated fridge and freezer. Double panel central heating radiator. 13 Amp power points. Oak effect LVT floor.

**UTILITY** 7' 0" x 5' 2" (2.13m x 1.57m): PVCu double glazed window to rear aspect. Matching eye level and base units to the kitchen with oak effect preparation surface over. One cupboard housing the Ideal gas combi boiler. Space and plumbing for washing machine. Single panel central heating radiator. Oak effect LVT floor. PVCu double glazed door to side.

**First Floor** :

**LANDING** : Access to roof space.

**BEDROOM 1 FRONT** 11' 9" x 10' 5" (3.58m x 3.17m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR** 11' 9" x 11' 5" (3.58m x 3.48m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Built-in wardrobe with mirrored sliding door. Door to bathroom.

**BATHROOM** 8' 6" x 6' 6" (2.59m x 1.98m): PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with shower screen

and electric shower over. Anthracite grey wall mounted towel radiator.

**OUTSIDE** :

**REAR** : Adjacent to the rear is an enclosed walled courtyard with golden shale and steps up to raised paved terrace ideal for outside dining. Brick built stores. Cold water tap. Gated access to rear.

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: B

**DIRECTIONS**: SATNAV: CW12 4BS

