

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

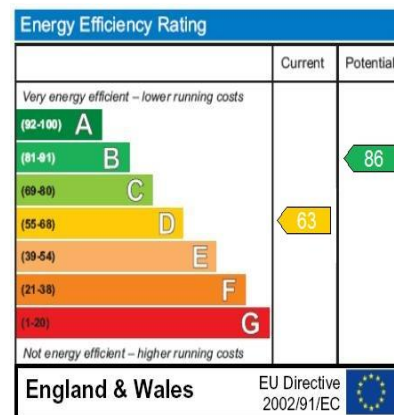
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee)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

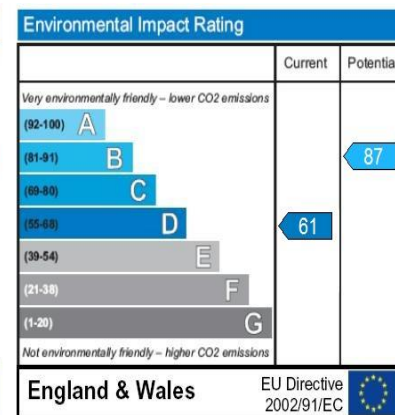
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home’s impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.



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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

5 Belgrave Avenue
Congleton, Cheshire CW12 1HS

Monthly Rental Of £800
(exclusive) + fees

- LIGHT & AIRY MID TERRACE
- SPACIOUS ROOMS
- LOUNGE & BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- ATTRACTIVE REAR GARDEN
- WALKING DISTANCE OF TOWN CENTRE

TO LET (Unfurnished)

A well-maintained light and airy mature mid terrace property, with well-balanced room sizes. Having just been given the benefit of a cosmetic overhaul to include some new flooring and decoration throughout.

The outside space is superb too, where there's a rear garden, having terrace patio area which beyond overlooks the lawned areas.

Complemented with PVCu double glazing and gas central heating, the main entrance leads to the reception hallway with the lounge off, which then leads to the good sized breakfast kitchen, which opens into the rear garden. The first floor landing provides access to the two double bedrooms (the main front bedroom served with a small en suite shower room) and family bathroom fitted with a crisp white suite.

Situated in a popular locality, which within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position allows convenient access to the main Manchester and Macclesfield arterial routes. Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's

Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Lower Heath has outstanding transport and communications links : • Immediate access to A34 and the just completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. • Lower Heath is a 10 minute drive 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 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. • The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes. • Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester,

and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled and glazed door to:

HALL : Coving to ceiling. Single panel central heating radiator. Stairs to first floor.

LOUNGE 3.94m (12ft 11in) x 3.71m (12ft 2in) Into chimney breast: PVCu double glazed window to front aspect. Coving to ceiling. Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Beech effect flooring as laid.

DINING KITCHEN 4.65m (15ft 3in) x 2.84m (9ft 4in) : PVCu double glazed window to rear aspect. Coving to ceiling. Low voltage downlighters inset. Ikea kitchen having frosted fronted eye level units and black laminate fronted base units with chrome handles having metal strip to preparation surfaces over with stainless steel single drainer sink unit inset. Built-in stainless steel 5-ring gas hob with extractor hood over. Built-in stainless steel electric fan assisted oven/grill. Mosaic effect tiles to splashbacks. Space and plumbing for washing machine. Space for fridge/freezer. Double panel central heating radiator. 13 Amp power points. Beech effect flooring as laid. PVCu double glazed door to rear aspect. Understairs storage cupboard. Cupboard housing Vaillant combi boiler.

First floor :

LANDING : 13 Amp power points. Beech effect flooring as laid.

BEDROOM 1 FRONT 4.34m (14ft 3in) x 3.33m (10ft 11in) Maximum: PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power

points. BT telephone point (subject to BT approval). Television aerial point. Beech effect flooring as laid.

En Suite : PVCu double glazed window to front aspect. White suite comprising: pedestal wash hand basin and separate fully enclosed shower cubicle housing Gainsborough electric shower. Low voltage downlighters inset. Beech effect flooring as laid.

BEDROOM 2 REAR 3.53m (11ft 7in) x 2.54m (8ft 4in) : PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

BATHROOM : PVCu double glazed window to rear aspect. Coving to ceiling. White suite comprising: low level w.c., circular glass wash hand basin set on stainless steel pedestal with chrome mixer tap, and panelled bath with Triton electric shower over. Wall mounted centrally heated towel radiator. Mosaic effect tiles to walls. Slate effect flooring.

Outside :

FRONT : Path to front door with front garden laid with golden shale.

REAR : Raised patio area laid with pea gravel. Steps lead down to the lawned garden with flower borders. Garden shed. Shared access to front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1HS

