



2 Norfolk Road

Congleton, Cheshire CW12 1NY

Monthly Rental Of £1,200

(exclusive) + fees

- SPACIOUS SEMI DETACHED HOME
- LARGE LOUNGE & KITCHEN
- THREE BEDROOMS
- ENSUITE WET ROOM & SEPARATE BATHROOM
- AMPLE DRIVEWAY FOR NUMEROUS VEHICLES
- ENCLOSED REAR GARDEN
- POPULAR LOCATION OF LOWER HEATH

TO LET (Unfurnished)

A versatile semi-detached home, located within the desirable LOWER HEATH area, with reputable schools in striking distance and commuter links on its doorstep.

Established, private and manageable sized gardens, with an ample driveway for numerous vehicles. Entrance hall, large lounge, and kitchen. Three spacious bedrooms (2 ground floor and one first floor) en-suite wet room and separate bathroom.

Discreetly located in the Lower Heath area, and ideal for the commuter due to the convenient road links to Macclesfield and the A34 Manchester directions. Its proximity to Congleton Town centre, Eaton Bank Academy, Congleton Retail Park, plus its accessibility to Westlow Mere and the surrounding countryside bring much added value to the fine location.

Internally the accommodation comprises: entrance porch leading to the lounge with feature electric fire, there is an inner hallway giving access to the fitted kitchen, as well as the third bedroom which could also be used as a reception room. Completing the ground floor is bedroom one with affords a spacious en suite wet room.

On the first floor there is the large second bedroom and fitted bathroom.



Externally to the rear of the property is an enclosed garden with paved patio area and a raised lawned area kept relatively private by the surrounding established shrubbery and trees.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE PORCH 7' 4" x 5' 4" (2.23m x 1.62m): PVCu entrance door with stained glass double glazed panel and double glazed opaque window to front aspect. Built-in cabinet. Single panel central heating radiator. Tiled floor.

LIVING ROOM 16' 5" x 11' 10" (5.00m x 3.60m): PVCu double glazed window to front aspect. Feature fireplace with wooden surround and tiled hearth housing electric fire. Single panel central heating radiator. 13 Amp power points.

INNER HALL : Storage cupboard. Stairs to first floor.

KITCHEN 11' 10" x 7' 5" (3.60m x 2.26m): PVCu double glazed window to side aspect. Fitted kitchen comprising of base and wall units with work surface over. Built-in oven and hob. Stainless steel sink with drainer. Space for fridge, freezer and washing machine. Tiled to splashbacks. Tiled floor.

BEDROOM 1 REAR 10' 10" x 8' 1" (3.30m x 2.46m): PVCu double glazed window to rear aspect. Double panel radiator. 13 Amp power points. Access to ensuite wet room.

EN SUITE WET ROOM 10' 3" x 6' 11" (3.12m x 2.11m): PVCu double glazed opaque window to front aspect. Spacious wet room comprising of low level W.C., pedestal hand wash basin and wall mounted electric shower, part tiled walls. Linoleum flooring, Single panel central heating radiator.

BEDROOM 3 / RECEPTION ROOM 14' 3" x 8' 5" (4.34m x 2.56m): PVCu double glazed window to rear aspect. Laminate flooring. Single panel central radiator. 13 Amp power points. PVCu double glazed door to outside rear.



FIRST FLOOR LANDING : Eaves storage. PVCu double glazed opaque window to side aspect.

BEDROOM 2 FRONT 18' 0" x 9' 8" (5.48m x 2.94m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 9' 8" x 5' 10" (2.94m x 1.78m): PVCu double glazed window to side aspect. Fitted bathroom comprising of low level W.C., pedestal wash hand basin and bath with shower over. Part tiled walls. Linoleum flooring. Double panel central heating radiator. Eaves storage.

Outside :

FRONT : Walled front gravel garden surrounded by established shrubbery and good sized brick paved driveway providing off road parking for multiple vehicles.

REAR : Paved patio area with steps leading up to a well kept lawned area.

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: C

DIRECTIONS: SATNAV CW12 1NY

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:-

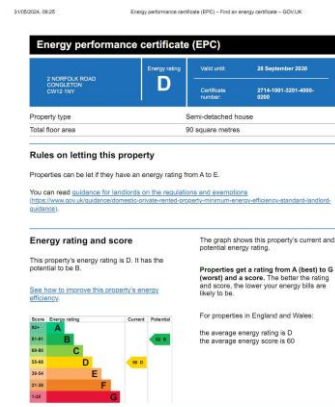
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity 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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