



18 Hulton Close

Mossley, Congleton, Cheshire CW12 3TF

Monthly Rental Of £950

(exclusive) + fees

- DETACHED TRUE BUNGALOW
- HIGHLY REGARDED HENSHALL HALL DEVELOPMENT IN MOSSLEY
- TWO BEDROOMS
- QUIET CUL DE SAC
- DRIVEWAY & GARAGE
- PLEASANT SIZED GARDEN

TO LET (Unfurnished)

A DETACHED TWO BEDROOM TRUE BUNGALOW WITH ATTACHED GARAGE LOCATED IN A SMALL QUIET CUL DE SAC IN THE PRIME MOSSLEY AREA.

Reception hall, L-shaped lounge/dining room, kitchen, two bedrooms, bathroom and separate w.c. Pleasant sized level lawned gardens, extensive driveway and attached garage. Full PVCu double glazing. Modern gas central heating boiler.

Constructed by the reputable SEDDON builders, and situated on a small cul de sac forming part of the highly thought of Henshall Hall development.

Literally within 5 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there) which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible. Again within an easy walk is a dizzying array of shops at High Town to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a just opened micro bar, hostelry....with a lovely eclectic relaxed atmosphere. Cheshire countryside is pretty much on its doorstep and you can enjoy gentle walks along the tree lined Biddulph Valley disused railway line and Macclesfield Canal.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Hardwood panelled side entrance giving access to:

ENTRANCE HALL 12' 9" x 6' 7" (3.88m x 2.01m): Double panel central heating radiator. Access to loft space. Doors to all rooms including garage, built-in cloaks cupboard and built-in airing cupboard.



L SHAPED LOUNGE/DINING ROOM 20' 9" x 15' 5" (6.32m x 4.70m) overall:

LOUNGE AREA 4.7m (15ft 5in) x 3.35m (11ft 0in) : PVCu double glazed bow window to front aspect. Decorative coving to ceiling. Feature fireplace comprising coal effect electric fire with detailed matching Tudor style back, hearth and mantelpiece and surround. Two wall light points. Telephone point (subject to BT approval). Television aerial point. Double panel central heating radiator. 13 Amp power points.

DINING AREA 10' 0" x 9' 1" (3.05m x 2.77m): PVCu double glazed window to front aspect. Decorative coving to ceiling. Double panel central heating radiator. 13 Amp power points.

KITCHEN 3.07m (10ft 1in) x 2.77m (9ft 1in) : PVCu double glazed window to side aspect. Range of matching limed oak effect eye level units (some being glass fronted display cabinets) and base units having granite effect preparation surfaces over with single drainer sink unit inset. 4 Ring integral gas hob and built in double electric oven and grill. Space for washing machine. Space for fridge/freezer. Tiled to splashbacks. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points.

BEDROOM 1 REAR 4.11m (13ft 6in) x 3.35m (11ft 0in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 12' 5" x 9' 2" (3.78m x 2.79m): PVCu double glazed window to rear aspect. BT telephone point (subject to BT approval). Single panel central heating radiator. 13 Amp power points.

BATHROOM : PVCu frosted double glazed window to side aspect. Suite comprising: pedestal wash hand basin and panelled bath with mixer shower over. Tiled to splashbacks. Double panel central heating radiator. Shaver point.

SEPARATE W.C. : PVCu frosted double glazed window to side aspect. Suite comprising: low level w.c. and pedestal wash hand basin. Tiled to splashbacks. Single panel central heating radiator.

Outside :

FRONT : Lawned gardens. Tarmacadam laid driveway providing parking for up to 3 vehicles.



GARAGE 17' 0" x 9' 0" (5.18m x 2.74m) Internal Measurements: Electric roller shutter door. Part glazed pedestrian door to rear aspect. Power and light. Wall mounted Worcester combi boiler. Storage units. Cold water tap.

REAR : Private enclosed lawned gardens with well stocked flower borders. Pathway to each side leading to the front.

SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street and then left into Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way and continue through the traffic lights to the next roundabout. Bear right through the traffic lights onto Park Lane continuing passed the Railway Station. Take the third turn on the left into Henshall Hall, first right into Brierley Road and then first right into Hulton Close where the property will be found in the second cul-de-sac on the left hand side clearly identified by our To Let board.

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)

Energy Performance Certificate HM Government

16, Hulton Close, CONGLETON, CW12 3TF

Dwelling type: Detached bungalow Reference number: 8500-2964-1729-6586-6963
 Date of assessment: 16 June 2018 Type of assessment: RUSAP existing dwelling
 Date of certificate: 18 June 2018 Total floor area: 79 sqm

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,562

Over 3 years you could save £ 621

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 155 over 3 years	
Heating	£ 1,861 over 3 years	£ 1,476 over 3 years	
Hot Water	£ 792 over 3 years	£ 243 over 3 years	
Totals	£ 2,902	£ 1,881	You could save £ 621 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 120
2 Increase hot water cylinder insulation	£15 - £30	£ 171
3 Low energy lighting for all fixed outlets	£10	£ 49

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 122 1222 (texters please text). The Green Deal may enable you to make your home warmer and cheaper to run.

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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