



67 Bollin Drive

Congleton, Cheshire CW12 3RR

Monthly Rental Of £850

(exclusive) + fees

- MODERN 2 BEDROOM SEMI DETACHED
- LOUNGE, DINING KITCHEN & BATHROOM
- ENCLOSED GARDEN TO REAR
- DRIVEWAY TO FRONT
- CLOSE TO MACCLESFIELD CANAL
- POPULAR LOCATION WITHIN WALKING DISTANCE OF TOWN CENTRE

TO LET (Unfurnished)

IN AN AREA OF CONSTANT DEMAND, THIS TWO BEDROOM SEMI DETACHED HOME IS LOCATED ON THE POPULAR GRANGELAND PARK DEVELOPMENT, CONVENIENT FOR THE TOWN CENTRE AND ALL AMENITIES.

The property benefits from double glazing throughout, gas central heating, brick block driveway and enclosed garden to the rear.

The accommodation briefly comprises: entrance vestibule, lounge, modern dining kitchen, whilst to the first floor are two double bedrooms and bathroom fitted with a crisp white suite.

With Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centres whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE PORCH : PVCu entrance door. Hardwood double glazed window to side aspect. Coving to ceiling.

LOUNGE 5.08m (16ft 8in) x 3.38m (11ft 1in) : PVCu double glazed window to front aspect. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Stairs to first floor.

DINING KITCHEN 3.35m (11ft 0in) x 3.23m (10ft 7in) : Range of contemporary eye level and base units in 'Dove Grey' having granite effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. 4-ring electric hob with matching electric oven/grill below. Space for fridge and freezer. Space and plumbing for washing machine. Tiled to splashbacks. Glow-Worm wall mounted gas central heating boiler. 13 Amp power points. Aluminium double glazed sliding doors to rear garden.

First floor :

LANDING : Doors to:

BEDROOM 1 REAR 3.35m (11ft 0in) x 3.28m (10ft 9in) : PVCu double glazed window to rear aspect. Built-in storage cupboard. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 3.35m (11ft 0in) x 2.34m (7ft 8in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BATHROOM 2.34m (7ft 8in) x 1.47m (4ft 10in) : PVCu opaque double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath having mixer tap with shower attachment. Chrome centrally heated towel radiator. Tiled to splashbacks. Extractor fan.



Outside :

FRONT : Lawn area. Block paved driveway providing off-road parking for two cars.

REAR : Patio area. Steps up to lawn with flower and shrub borders. Timber garden store.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3RR

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:-

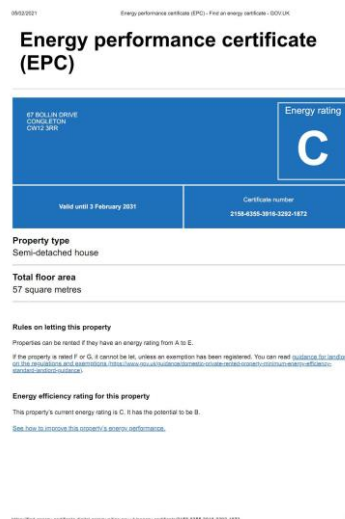
- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities,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



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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