



41 Swan Street

Congleton, Cheshire CW12 4BN

Monthly Rental Of £800

(exclusive) + fees

- DECEPTIVELY SPACIOUS END OF TERRACE
- LOUNGE & DINING ROOM
- TWO DOUBLE BEDROOMS
- LARGE ENCLOSED COURTYARD
- CLOSE TO TOWN CENTRE

TO LET (Unfurnished)

****A DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM END OF TERRACE HOME. DISCREETLY POSITIONED YET WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE, CONGLETON PARK AND MULTI MILLION POUND LEISURE CENTRE****

Lounge. Dining room. Kitchen. Two double bedrooms. Bathroom. Large enclosed courtyard. Full PVCu double glazing and gas central heating. **UNRESTRICTED ON STREET PARKING.**

The property occupies an excellent and convenient location close to the centre of town with it's shops, bars and restaurants as well as being only a short walk to Congleton Park and Railway Station.

Literally within a 'stones' throw' of the town centre and its shops, bars and restaurants. The "award winning" Congleton Park is found close by which is a majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London. The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

With Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed panelled door to:

LOUNGE 14' 1" x 11' 5" (4.29m x 3.48m): PVCu wood grain effect double glazed window with inset lead effect to front aspect. Dado rail to half height. Feature fireplace with marble hearth and back with wood surround. Single panel central heating radiator. Television aerial point. 13 Amp power points. BT telephone point (subject to BT approval). Understairs cupboard. Stairs to first floor.

DINING ROOM 11' 10" x 11' 5" (3.60m x 3.48m): PVCu double glazed window with inset lead effect to side aspect. Coving to ceiling. Dado rail to half height. Feature fireplace having quarry tiled hearth and wooden mantelpiece. 13 Amp power points. Single panel central heating radiator.

KITCHEN 11' 5" x 7' 5" (3.48m x 2.26m): PVCu double glazed window to rear aspect. Modern eye level and base units in white with granite effect preparation surfaces over with ceramic drainer sink unit inset. Space and plumbing for washing machine. Space for fridge and freezer. Slot-in electric cooker. Tiled to splashbacks. Cupboard housing gas and electric meters. Grey oak effect flooring. PVCu double glazed door to rear.

LANDING : PVCu double glazed window with lead effect to side aspect. 13 Amp power points.

BEDROOM 1 FRONT 11' 5" x 11' 2" (3.48m x 3.40m): PVCu double glazed window with inset lead effect to front aspect. Single panel central heating radiator. 13 Amp power points.



BEDROOM 2 REAR 12' 0" x 8' 2" (3.65m x 2.49m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 4" x 7' 1" (2.23m x 2.16m): PVCu double glazed window with inset lead effect to side aspect. White suite comprising low level W.C., pedestal wash hand basin and panelled bath with chrome effect mains fed shower over. Fully tiled walls. Double panel central heating radiator. Airing cupboard housing Ideal Logic gas central heating boiler.

Outside :

REAR : Enclosed yard with space for alfresco entertaining. Cold water tap. Secure gate to front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4BN

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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