



24 Lower Heath

Congleton, Cheshire CW12 1NJ

Monthly Rental Of £700

(exclusive) + fees

- WELL PRESENTED MID TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- ENCLOSED WALLED COURTYARD GARDEN
- LOWER HEATH AREA

TO LET (Unfurnished)

A CHARMING AND COSY TWO BED MID TERRACE COTTAGE COMPLIMENTED WITH AN ENCLOSED WALLED GARDEN.

Lounge, dining room, kitchen, downstairs bathroom and additional separate cloakroom, with two double bedrooms to the first floor. Full gas central heating and PVCu double glazing

Lower Heath is a well established and sought after location, with beautiful Cheshire countryside on its doorstep, and with the pretty rural village of Hulme Walfield close by. Westlow Mere is a stone's throw from the property, and a pleasant country stroll could easily become part of your daily routine.

Situated in the highly regarded Lower Heath area, with its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. 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 to the north of Congleton 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 restaurants 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, which provide 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 • 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)

ENTRANCE : Wood grain effect high security front door with double glazed and leaded upper panel.

LOUNGE 3.66m (12ft 0in) x 3.38m (11ft 1in) : PVCu double glazed window to front aspect. Picture rail. Single panel central heating radiator. 13 Amp power points. Cupboard housing gas meter. Electric coal effect fire set on marble hearth and back with Adams style fire surround. 13 Amp power points. Television aerial point.

DINING ROOM 3.71m (12ft 2in) x 3.61m (11ft 10in) : PVCu double glazed window to rear aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Door with stairs to first floor.

KITCHEN 4.37m (14ft 4in) x 1.83m (6ft 0in) : Two PVCu double glazed windows to rear aspect. Range of light oak effect fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine and space for fridge and freezer. Gas cooker with extractor hood over. Double panel central heating radiator. 13 Amp power points. Floor mounted Glow-worm boiler.



REAR PORCH : Door to enclosed garden store with doors to rear garden.

SEPARATE W.C. : Low level w.c. Single panel central heating radiator.

BATHROOM : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and contoured panelled bath with glass shower screen, bath/shower mixer and Triton electric shower. Chrome centrally heated towel radiator.

First floor : LANDING :

BEDROOM 1 FRONT 3.4m (11ft 2in) x 3.28m (10ft 9in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe.

BEDROOM 2 REAR 3.73m (12ft 3in) x 2.77m (9ft 1in) : PVCu double glazed window to rear aspect. Double panel central heating radiator. Airing cupboard with lagged hot water cylinder. Built in wardrobe.

Outside :

REAR : An enclosed walled garden fully paved with raised flower borders. Timber garden shed. Gated access to rear providing access onto Lower Heath.

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: A

DIRECTIONS: SATNAV: CW12 1NJ

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.

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.

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

Energy Performance Certificate HM Government

24, Lower Heath, CONGLETON, CW12 1NJ

Dwelling type: Mid-terrace house Reference number: 2238-7342-6256-6841-6874
Date of assessment: 27 June 2018 Type of assessment: RDSAP existing dwelling
Date of certificate: 27 June 2018 Total floor area: 70 sq m

Use this document to:
* Compare current energy 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:	£ 3,003
Over 3 years you could save	£ 1,041

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 266 over 3 years	£ 158 over 3 years	
Heating	£ 2,484 over 3 years	£ 1,817 over 3 years	You could save £ 1,041 over 3 years
Hot Water	£ 273 over 3 years	£ 158 over 3 years	
Tenants	£ 3,003	£ 1,842	

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

How much energy does your property use?

100 plus A
91-95 B
81-90 C
69-78 D
55-68 E
39-54 F
13-38 G
1-12 H
0-12 I

Current: E (41) Potential: B (81)

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 underlending 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 shows how it compares to other properties. The EPC rating shows how it compares to other properties. The EPC rating shows how it compares to other properties.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation*	£4,000 - £14,000	£ 654
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 198
3 Low energy lighting for all fixed outlets	£20	£ 75

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

*To receive advice on what measures you can take to reduce your energy bills, visit www.energyefficiency.org.uk or call freephone 0800 444428. The Green Deal loan facility you to make your home warmer and cheaper to run.

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