

The sum of £150 (inc VAT) for the first applicant and £60 (inc VAT) for each applicant thereafter is required in order for us to hold the property and to obtain employer's reference and credit reference. A status enquiry request from your bank will be required and your bank will charge you a processing fee. You are required to sign the bank's status enquiry form and forward it to your bank together with cheque to cover their charge.

If the references are satisfactory, on the day the Lease is to be signed, we require the following:-

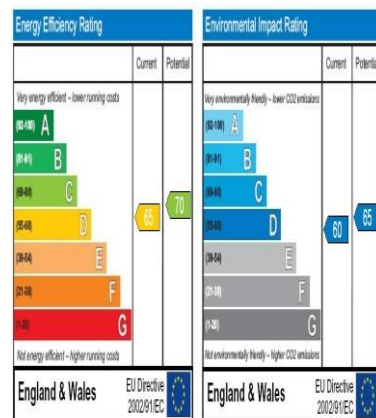
- (a) One month's rent in advance in **cleared funds**.
- (b) A deposit - equivalent to one month's rent, subject to a minimum deposit of £500, unless otherwise stated in **cleared funds**.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of residency, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, providing the house is left in a clean and satisfactory condition with the gardens attended to, to be decided by the Landlord or his agent **TIMOTHY A BROWN**.

The tenant is to be responsible for the Council Tax charge attributable to the property.

WE REGRET NO PETS

The Department for Communities and Local Government "How to Rent – The Checklist for renting in England" which can be downloaded at: arla.co.uk/info-guides/tenant-guides/how-to-rent-guide



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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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Monthly Rental Of £875 (exclusive) + fees

- MODERN THREE BED DETACHED FAMILY HOME
- NEW ENERGY EFFICIENT 'A' RATED CONSERVATORY
- DRIVEWAY FOR NUMEROUS CARS
- GARAGE
- COURTYARD GARDEN

TO LET (Unfurnished)

An exceptionally presented modern detached family home with a distinct contemporary feel. The property has been upgraded with a newly constructed energy efficient 'A' rated PVCu double glazed conservatory with metro tiled roof - a room for all seasons. The newly decorated accommodation benefits from a fashionable and tasteful kitchen and bathroom.

In brief the meticulously kept accommodation comprises: entrance hall, cloakroom, dining kitchen, lounge, conservatory, three bedrooms and family bathroom.

Externally to the front is an extensive driveway for numerous vehicles which terminates at the brick built single garage, whilst to the rear is a good sized enclosed courtyard garden.

Located in a most desirable cul-de-sac location within easy walking distance of the parade of shops at High Town, and with Congleton Railway Station on its door step makes it an ideal property for those commuting North or South.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled and glazed door to:

HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Distressed oak flooring. Stairs to first floor. Understairs store cupboard.

SEPARATE W.C. : Timber framed sealed unit double glazed window to side aspect. White suite comprising: low level w.c. with concealed cistern and wash hand basin set in tiled vanity unit. Aqua glazed tiles to splashbacks and half height. Single panel central heating radiator. Built-in store cupboard. Ceramic tiled floor.

DINING KITCHEN 16' 3" x 9' 9" (4.95m x 2.97m): Timber framed sealed unit double glazed window to rear aspect. Coving to ceiling. Range of white highly polished eye level units, two being glass fronted display cabinets, and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Stainless steel 4-ring gas hob with matching electric fan assisted oven/grill below with stainless steel extractor canopy over. Slimline dishwasher. Single panel central heating radiator. 13 Amp power points. Distressed oak floor as laid. PVCu double glazed French doors to conservatory.

LOUNGE 16' 5" x 10' 0" (5.00m x 3.05m): Timber framed sealed unit double glazed bay window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Television aerial point. Contemporary style living flame pebble effect gas fire set on marble hearth and back with plain modern fire surround. Distressed oak floor as laid. PVCu double glazed French doors to conservatory.

CONSERVATORY 9' 1" x 16' 9" (2.770m x 5.1m) external measurements: Brick built base with energy efficient 'A' rated PVCu double glazed panels and metro tile roof. Central heating radiator. Power and light. Tiled floor. French doors to garden.

RETURN STAIRS TO FIRST FLOOR :

GALLERIED LANDING : Arched timber framed sealed unit double glazed picture window at half landing. Coving to ceiling. 13 Amp power points. Access to roof space. Airing cupboard with wall mounted Worcester combi boiler.

BEDROOM 1 REAR 14' 0" x 9' 9" (4.26m x 2.97m): Two timber framed sealed unit double glazed windows to rear aspect. Coving

to ceiling. Two single panel central heating radiators. 13 Amp power points. Built-in double wardrobe.

BEDROOM 2 REAR 10' 8" x 9' 9" (3.25m x 2.97m): Timber framed sealed unit double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BEDROOM 3 FRONT 10' 3" x 6' 6" (3.12m x 1.98m): Timber framed sealed unit double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. BT telephone point (subject to BT approval). 13 amp power points.

BATHROOM : Timber framed sealed unit double glazed windows to front and side aspects. Contemporary white suite comprising: low level w.c. with concealed cistern, wash hand basin set in vanity unit with double cupboard below and contoured and panelled bath with glass shower screen and Grohe double headed mains fed shower. Glazed tiles to splashbacks. Chrome centrally heated towel radiator.

OUTSIDE FRONT : Large paved driveway with rockery flower borders. Tarmacadam driveway to side with parking for three further cars terminating at the garage.

OUTSIDE REAR : Good sized and enclosed paved courtyard garden with raised flower borders. Timber garden shed. Cold water tap.

GARAGE : Up and over door. Power.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: From our offices proceed along West Street, bear right onto Antrobus Street and then left onto Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way, continue straight across the traffic lights and upon reaching the next roundabout take the second exit and proceed straight across the traffic lights onto Park Lane. Ayrshire Way will be found on the left hand side just before the railway bridge where number 10 will be found on the left hand side.

