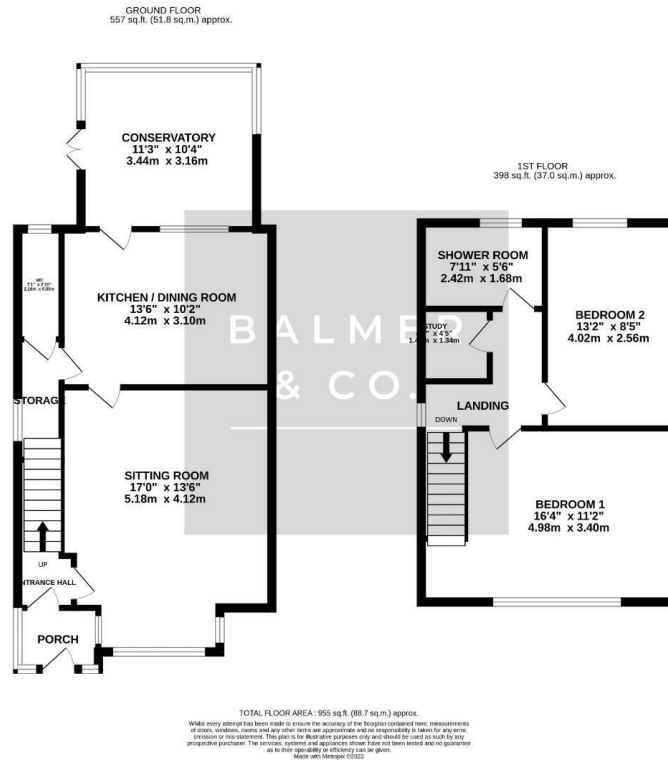


Nel Pan Lane, Leigh, WN7 5JT  
£775 PCM

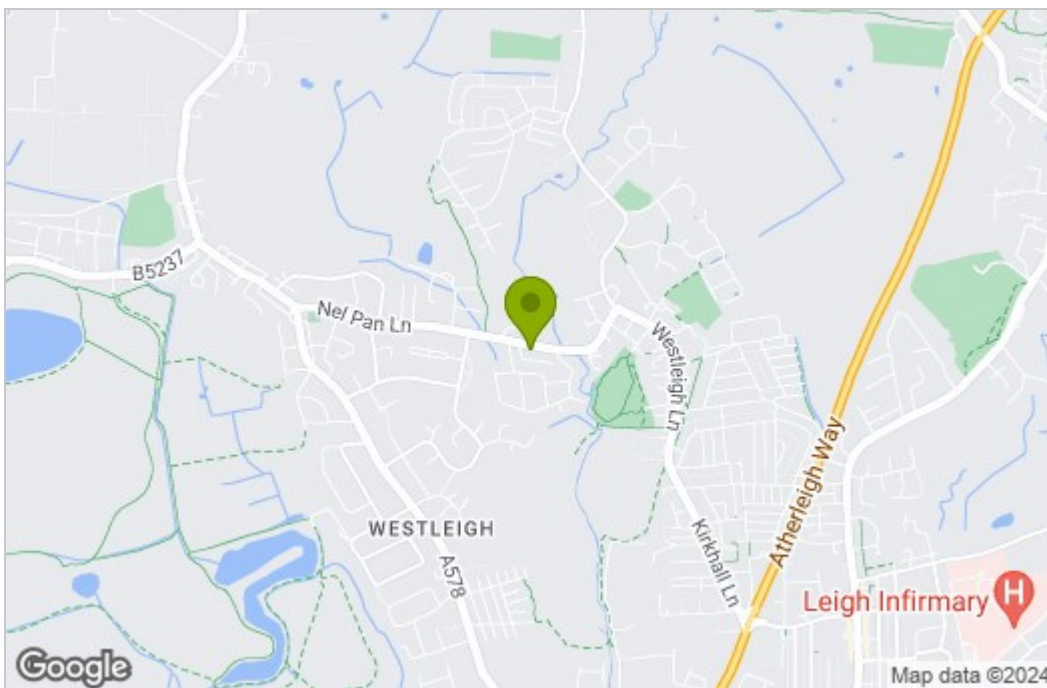


BALMER & CO are delighted to offer TO RENT this two bedroom end terraced property. Accommodation comprises in brief, entrance porch and hallway, sitting room, kitchen dining room, and conservatory. To the first floor are two double bedrooms and shower room. Outside are low maintenance front and rear gardens.

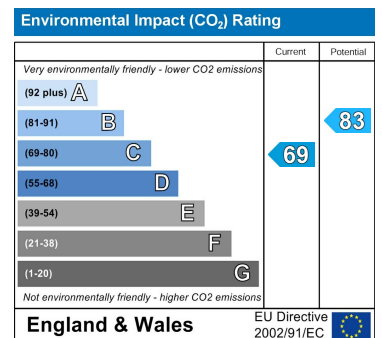
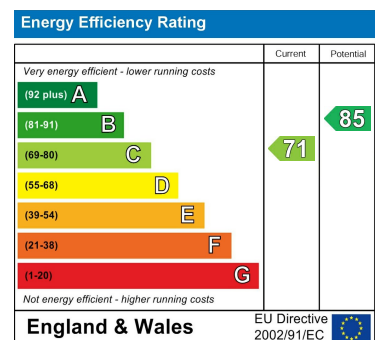
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.