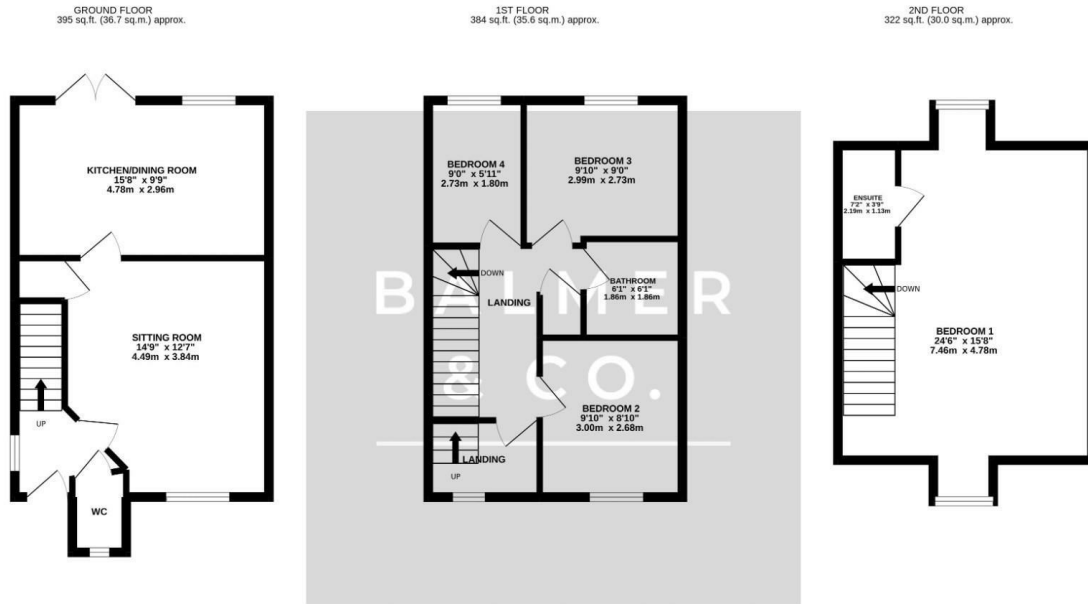


Yarn Close, Worsley, M28 3UG  
£1,400 PCM



BALMER & CO are delighted to offer to the market TO RENT this four bedroom, three storey, townhouse. The property comprises in brief of; entrance hallway, downstairs w.c, sitting room and kitchen / dining room with French doors opening out to the year garden. To the first floor are two double bedrooms, a single bedroom and bathroom. To the second floor is a double bedroom and ensuite shower room. Outside are low maintenance gardens and to the rear is a double driveway, providing off road parking.

## Floor Plan



**BALMER & CO.**  
SALES & LETTINGS

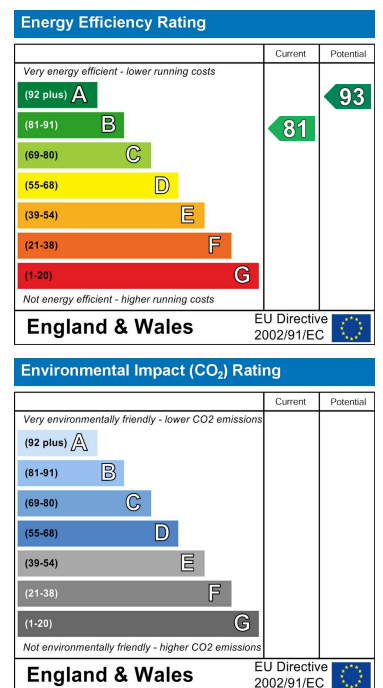
TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.