# Kilsby Close, Farnworth, BL4 7TJ £725 PCM















BALMER & CO are delighted to offer TO RENT this one bedroom semi-detached property. Ground floor accommodation comprises in brief, entrance hallway, living room, and fitted kitchen. To the first floor is a double bedroom, and bathroom. Outside to the side of the property is an enclosed landscaped garden.

### Floor Plan

GROUND FLOOR 226 sq.ft. (21.0 sq.m.) approx. 1ST FLOOR 226 sq.ft. (21.0 sq.m.) approx.



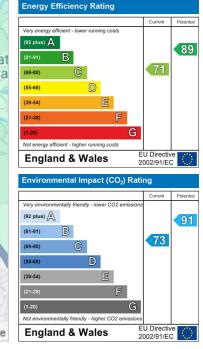
TOTAL FLOOR AREA: 451 sq.ft. (41.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the fooding nortained here, measurement of doors, windows, norms and any other times are approximate and no responsibility is taken for any error, normal properties of the control of the control

### Area Map

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## **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 firms employment has the authority to make or give any representation or warranty in respect of the property.