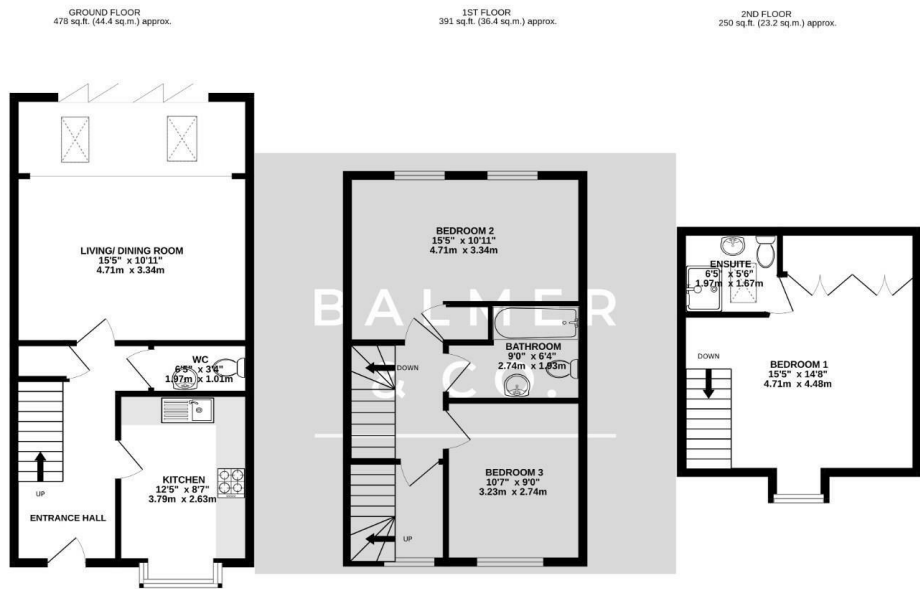


Park Road South, Newton-le-Willows, WA12 8EZ
£995 PCM



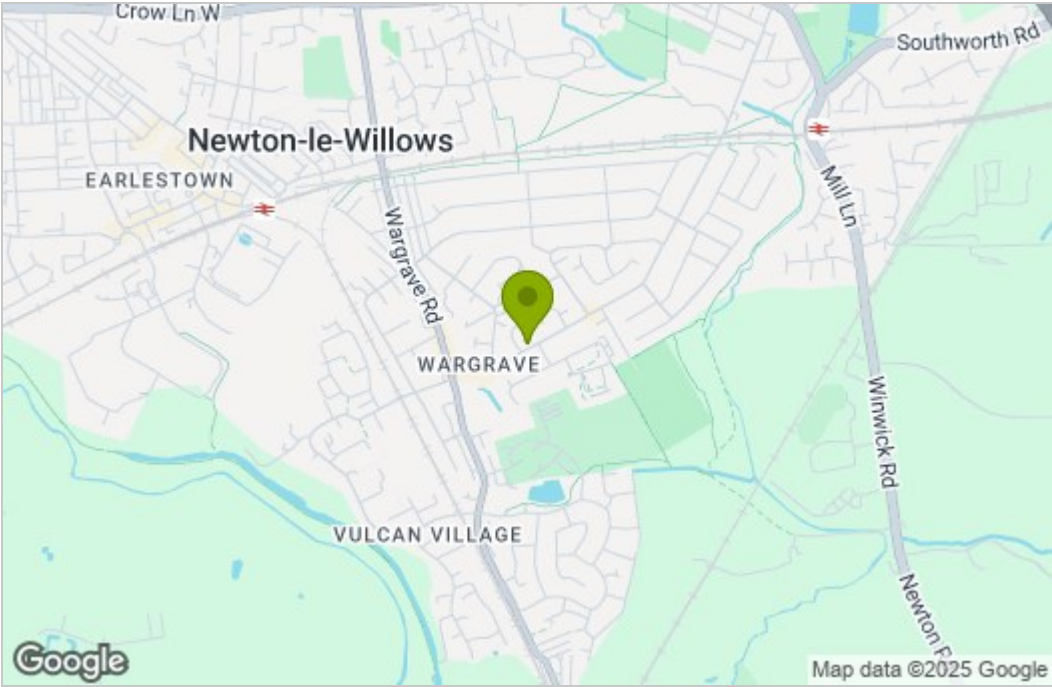
BALMER & CO are delighted to offer TO RENT this well presented three bedroom three storey property. Ground floor accommodation comprises in brief, entrance hall with downstairs cloakroom/WC, living room with bi-folding doors leading to the rear garden, and fitted kitchen to the front. To the first floor are two bedrooms and family bathroom, with the master bedroom and en-suite shower room completing the accommodation on the second floor. Outside are enclosed low maintenance front and rear gardens with allocated parking found to the rear of the property.

Floor Plan

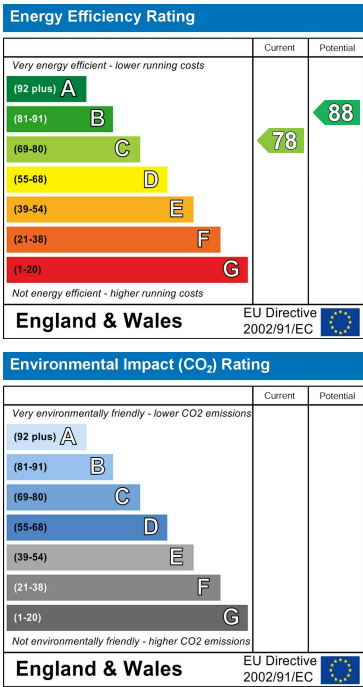


TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firms employment has the authority to make or give any representation or warranty in respect of the property.