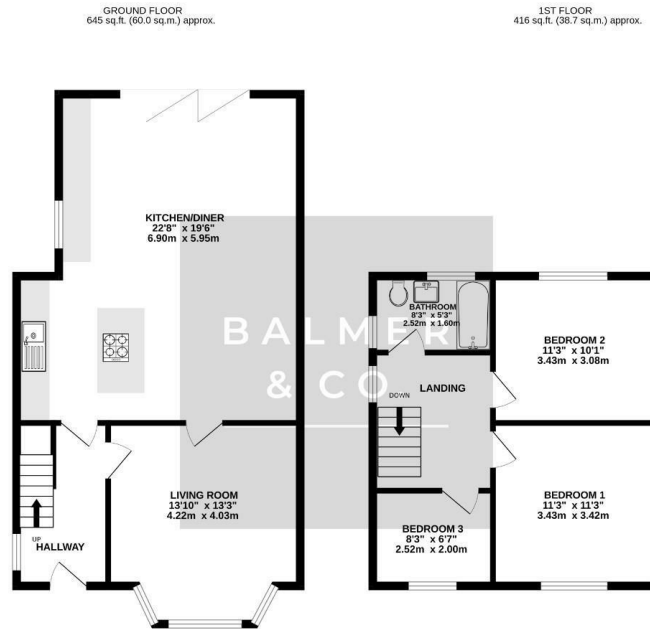


Meynell Drive, Leigh, WN7 3JR
£1,450 PCM



BALMER & CO are delighted to offer TO RENT this three bedroom semi detached property, situated in a popular and sought after residential area in Pennington. Ground floor accommodation comprises in brief, entrance hall, bay fronted sitting room with bay window and feature fireplace, and open plan kitchen family room with integrated appliances and bi-fold doors opening to the rear gardens. To the first floor are three well proportioned bedrooms and bathroom. Outside are enclosed landscaped rear gardens with detached home office/play room, and driveway to front providing off parking.

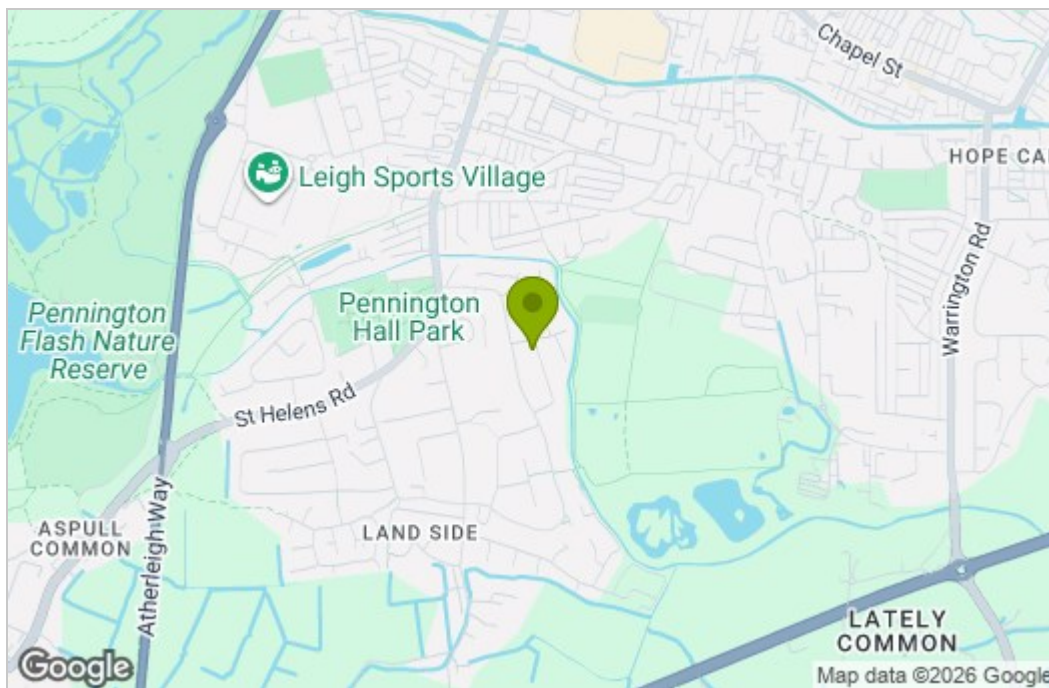
Floor Plan



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors 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 not be used for any prospective purchase. 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.