

Ormskirk Road, Wigan, WN5 9DH  
£600 PCM



BALMER & CO are delighted to offer TO RENT this one bedroom GROUND FLOOR apartment. Accommodation comprises in brief, private entrance, living room with open plan fitted kitchen, one double bedroom and bathroom. Outside is an enclosed low maintenance yard.

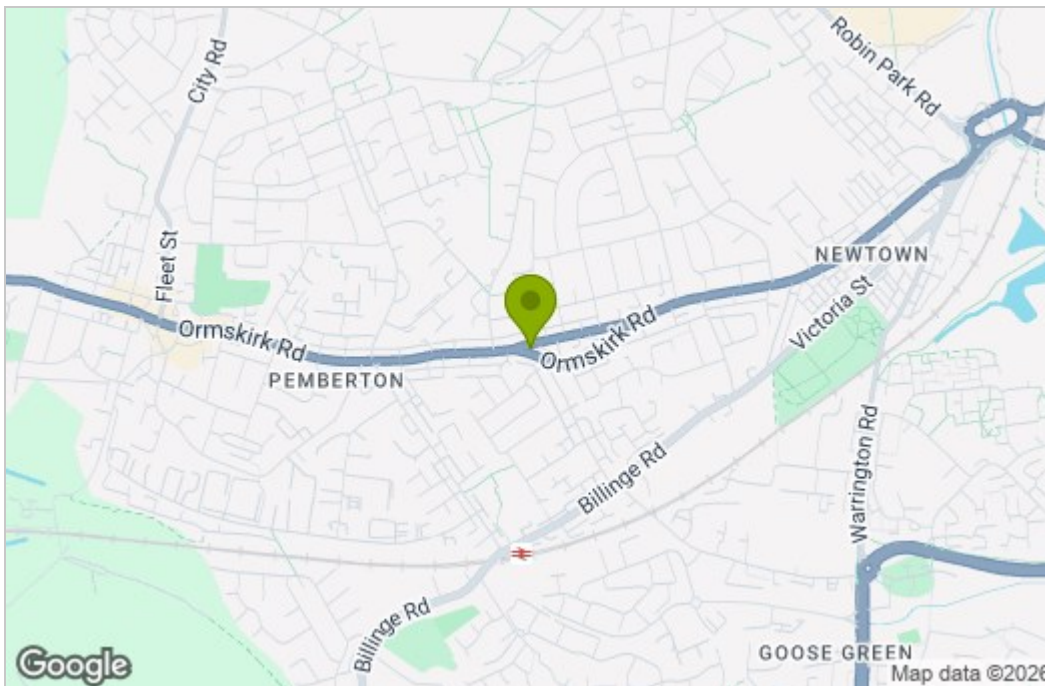
## Floor Plan

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

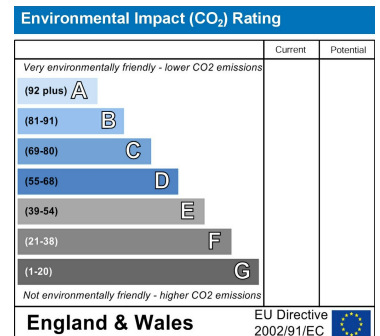
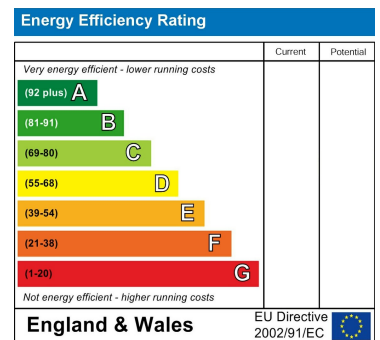


TOTAL FLOOR AREA: 423 sq ft. (39.3 sq.m.) approx.  
NOTE: every attempt has been made to ensure the accuracy of the figures contained here, in measurements of floor, window, front and any other areas are approximate and no responsibility is taken for any errors. Dimensions are indicated in feet, inches, metres and millimetres. The plan is for illustrative purposes only and should be used as a guide only. Intending purchasers should 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.

## 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.