

Ledgard Avenue, Leigh, WN7 4BG  
£750 PCM

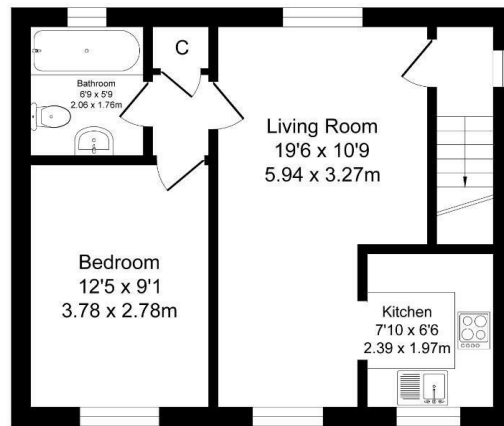


BALMER & CO are delighted to offer TO RENT this one bedroom first floor apartment. Accommodation comprises in brief, private entrance with hallway and stairs rising to first floor, living room, separate fitted kitchen, one double bedroom and bathroom. Outside there is an outside secure storage space, and two allocated parking spaces.

## Floor Plan

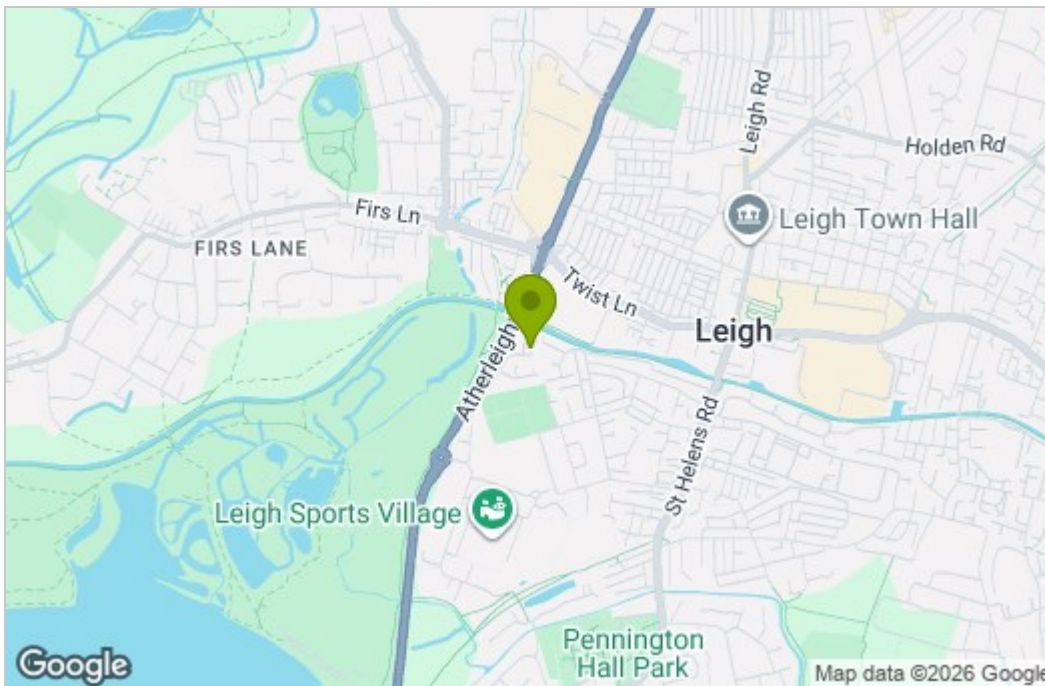
### Ledgard Avenue Total Approx. Floor Area 462 Sq.ft. (42.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

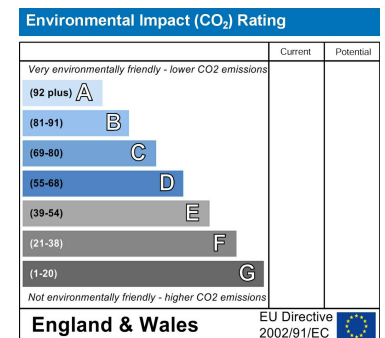
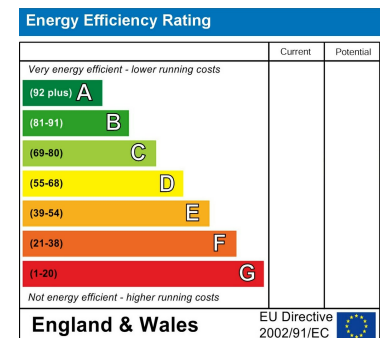


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## Area Map



## 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.