

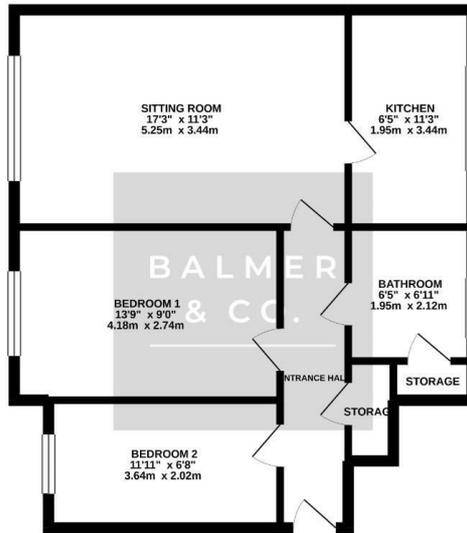
Leigh Road, Hindley Green, WN2 4XL  
£695 PCM



BALMER & CO are delighted to offer TO RENT this two bedroom, first floor purpose built apartment. The property briefly comprises of communal and private entrance hallway, a good sized sitting room, separate modern fitted kitchen with appliance, two well proportioned bedrooms and a further bathroom with shower over bath, this completes the accommodation on offer. Outside are well maintained communal gardens, with visitor and allocated parking.

## Floor Plan

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

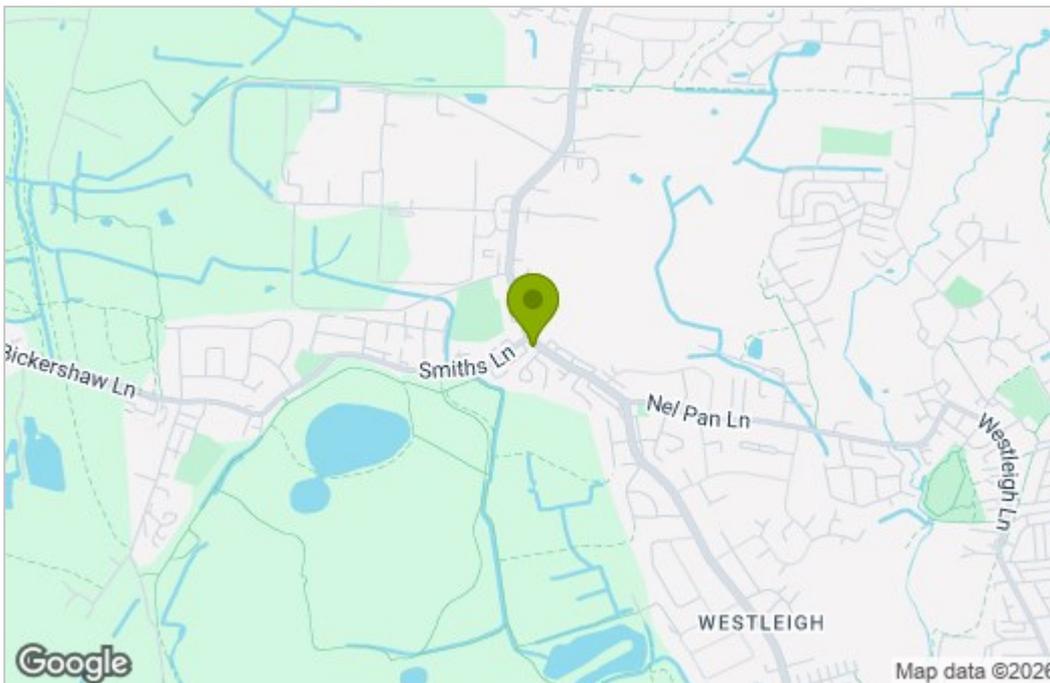


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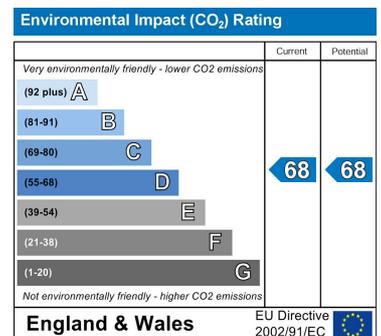
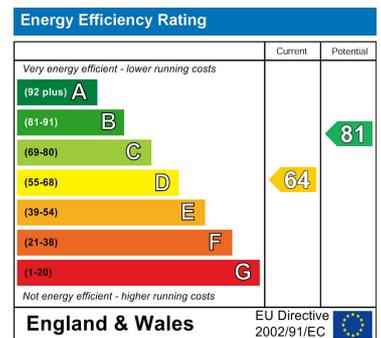
TOTAL FLOOR AREA: 589 sq ft. (54.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, window openings and door frames have not been taken and are approximate to those for any one instance of the standard. This plan is for guidance purposes only and is not intended to be used for the prospective purchaser. The services, systems and appliances shown have not been tested and the purchaser is to take responsibility for efficiency of the goods.  
Made with Viewpoint 12/2021



## 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.