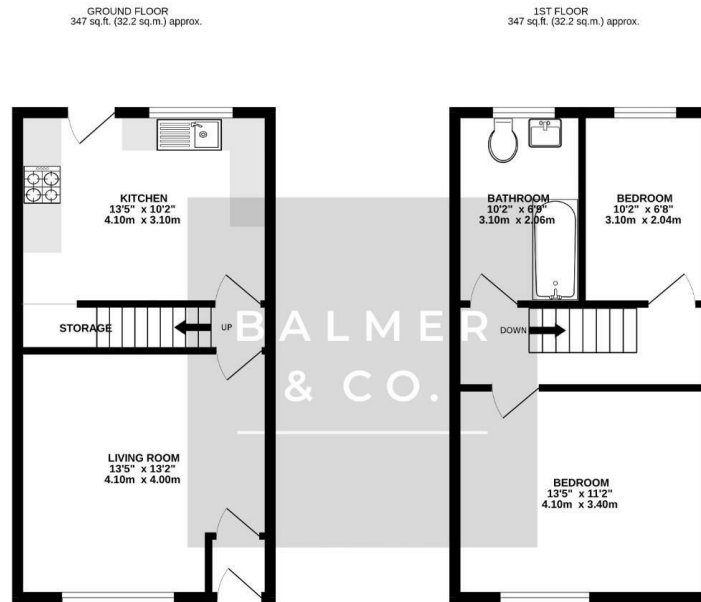


Leigh Road, Atherton, M46 0PW  
£800 PCM



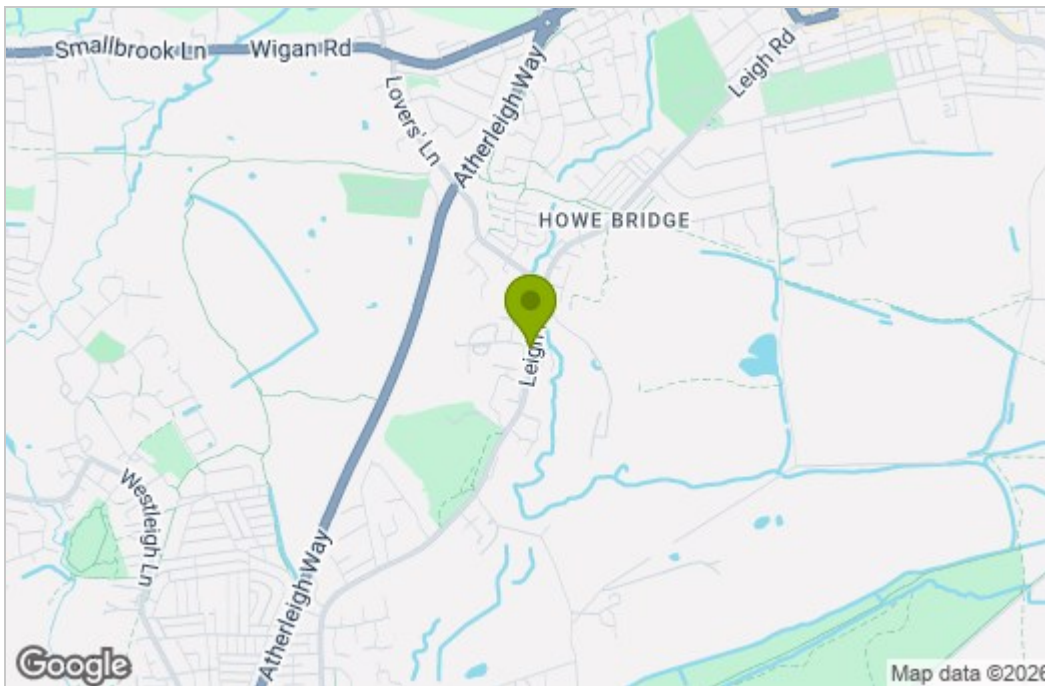
BALMER & CO are delighted to offer TO RENT this two bedroom mid terraced property located in the Howe Bridge area of Atherton. Ground floor accommodation comprising in brief, entrance vestibule, living room and kitchen dining room. To the first floor are two bedrooms and a three piece bathroom suite. Externally, there is a small garden to the front with an enclosed garden to the rear.

## Floor Plan

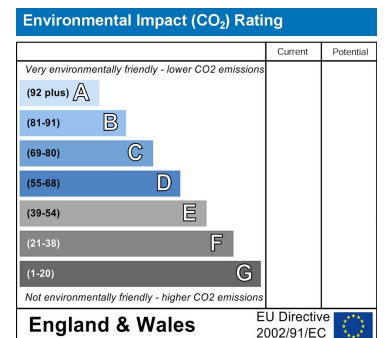
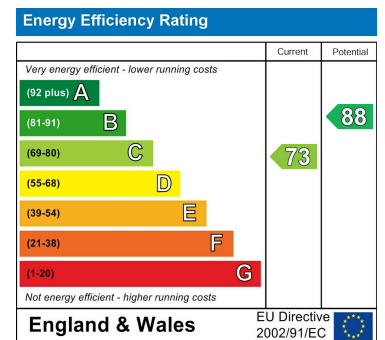


TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.