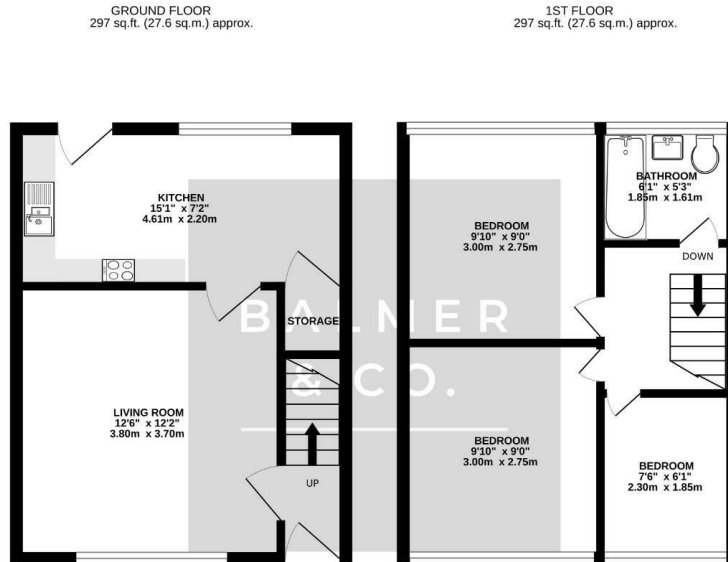


St. Michaels Avenue, Atherton, M46 0QX  
£1,050 Per Month



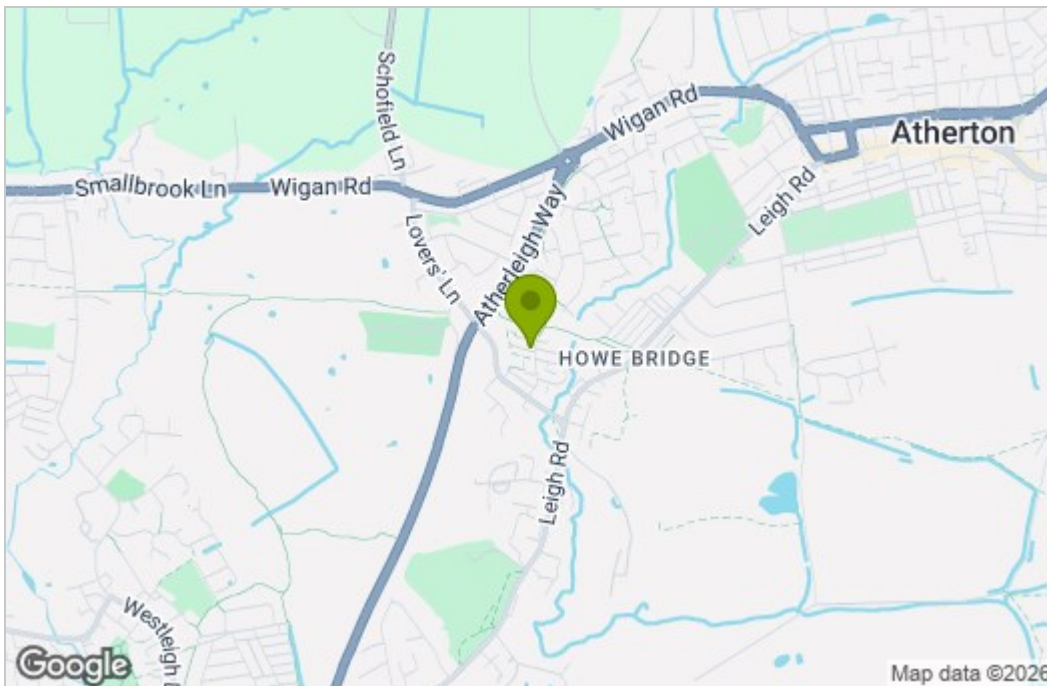
BALMER & CO are delighted to offer FOR RENT this three bedroom mid terraced property, available for immediate occupancy. Ground floor accommodation comprises in brief, entrance hall, living room, and kitchen and dining room, To the first floor are three well proportioned bedrooms and bathroom. Outside are enclosed rear gardens, with driveway to front providing off road parking.

## Floor Plan

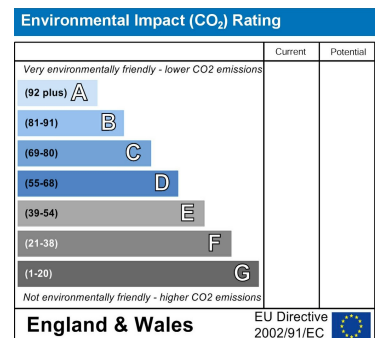
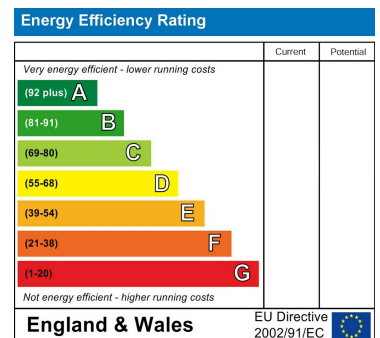


TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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.