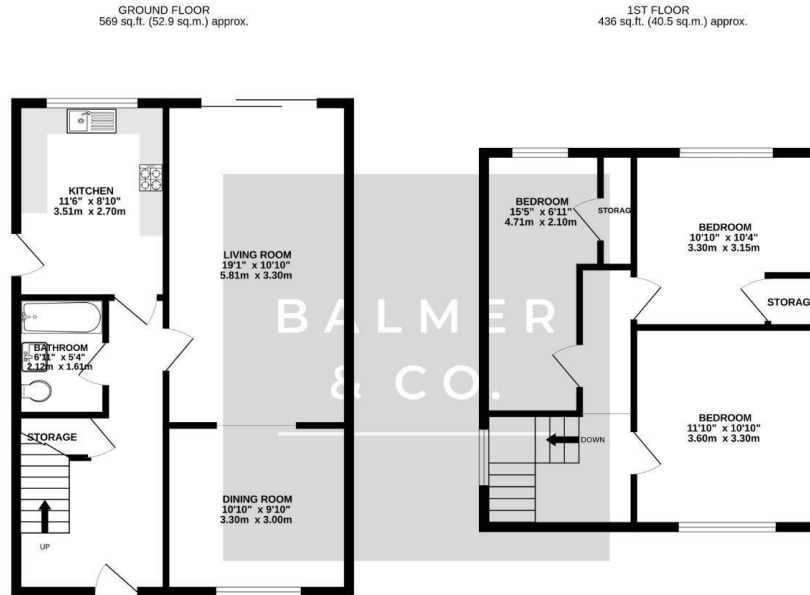


Manley Avenue, Golborne, WA3 3XB  
£1,100 PCM



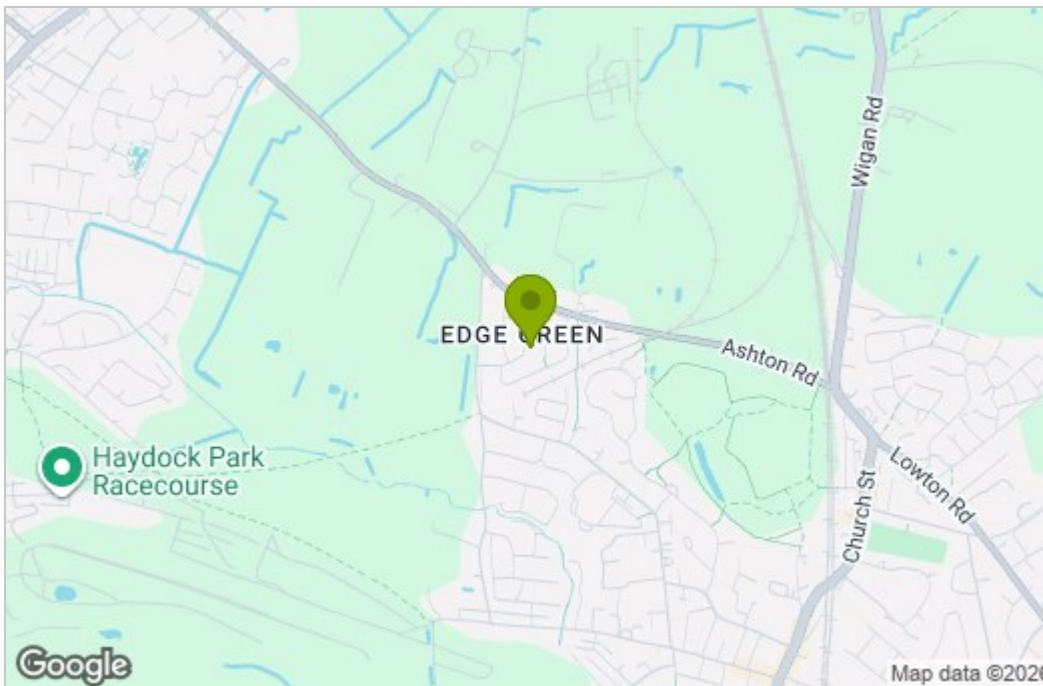
BALMER & CO LETTINGS are delighted to offer TO RENT this three bedroom semi-detached house in Golborne. Ground floor accommodation comprises in brief, entrance hall, lounge/dining room, family bathroom and kitchen. To the first floor are three good sized bedrooms. Outside are landscaped rear gardens and driveway to front providing off road parking.

## Floor Plan

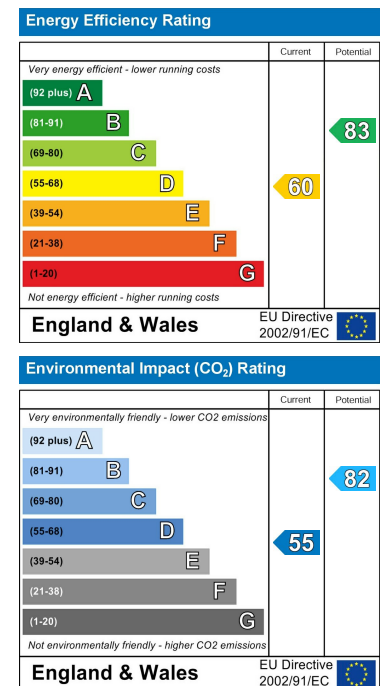


TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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.