



Hyde Estate & Letting Agent

**Flat 42 The Horizons Moss Lane, Bolton  
BL6 5GH**

**£925 PCM**

Hyde Estates present this huge, two bedroom penthouse apartment to let, offering spacious well presented living accommodation throughout. Situated in a modern block with communal gardens and ample residents parking. Unfurnished and available now.

Excellent transport links with Blackrod train station within walking distance and easy access to the M61 for commuters.





Accommodation

Comprising; entrance hall, large open plan living room with Velux windows to the modern fitted kitchen. The kitchen is fitted with a range of wall and base soft closing units, contrasting working surfaces and breakfast bar. Integral electric fan assisted oven and gas hob, free standing fridge freezer with plumbing for a washing machine. There are two large, carpeted bedrooms one of which benefits fitted wardrobes. The tiled bathroom includes a three piece suite of bath with over bath combi powered shower, glass shower screen, low level WC and washbasin on a pedestal base.

Room Measurements

- Living room: 27`7" x 22` at extremes
- Kitchen: 9`4" x 7`4"
- Bedroom 1: 17`8" x 13`10"
- Bedroom 2: 14`4" x 12`10"
- Bathroom: 7`6" x 6`11"

Gardens

Tended communal gardens with ample communal parking.

Additional Information

The apartment benefits; Velux windows with black out blinds and gas central heating together with a secure door entry phone system.

Council Tax

Bolton Council, Band B.

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

