



**Flat 58 The Horizons Moss Lane, Bolton
BL6 5GH**

£825 PCM

Hyde Estates are delighted to offer this two bedroom ground floor apartment to let. Situated within a modern block with communal gardens and ample residents parking. The property is well presented throughout and features newly carpets to the bedrooms Offered unfurnished and available now.

Ideally situated within walking distance of Blackrod train station, commuters also benefit from excellent links to the M61.



Accommodation

The spacious living accommodation comprises; entrance hall with storage cupboard, open plan living room with french doors to the communal gardens, modern fitted kitchen providing a range of wall and base mounted units with contrasting working surfaces, soft close cupboards and drawers, inset 1.5 sink unit with mixer tap and integral electric fan assisted oven, gas hob and extractor hood. Space for free standing fridge-freezer and plumbing for a washing machine. Two double bedrooms both of which have new carpets (October '25) and a bathroom with three piece white suite of wc, washbasin and bath with overhead shower and shower screen. Tiled splashbacks and extractor.

Room Measurements

- Living room: 14`6" x 14`2"
- Kitchen: 8`3" x 8`3"
- Bedroom 1: 14`11" x 9`6"
- Bedroom 2: 10`6" x 8`2"
- Bathroom: 7`5" x 5`10"

Gardens

Tended communal gardens with ample residents parking.

Additional Information

The apartment benefits; uPVC double glazed windows and gas central heating together with a secure door entry phone system. Window blinds fitted to all windows and new carpets installed to both bedrooms October '25.

Council Tax

Bolton Council, Band B.

Viewings

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

Disclaimer

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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