



**Flat 54 The Horizons Moss Lane, Bolton  
BL6 5GH**

**£795 PCM**

Hyde Estates are delighted to offer this beautiful two bedroom first floor apartment with parking and excellent transport links to Blackrod train station and the M61. Features and open plan living room with Juliet balcony.

Hyde Estates are delighted to offer this beautiful two bedroom first floor apartment with communal parking and excellent transport links to Blackrod train station and the M61. The spacious living accommodation comprises, entrance hall with storage cupboard and a door entry phone, open plan living room features a juliette balcony, modern fitted kitchen provides a range of wall and base mounted units with contrasting working surfaces, soft close cupboards and draws, integral electric fan assisted oven and gas hob, free standing fridge/freezer with plumbing for a washing machine. Two carpeted bedrooms, tiled three piece bathroom suite with over bath combi powered shower and glass shower screen, low level WC and wash basin on a pedestal base. The apartment benefits uPVC double glazed windows and gas central heating.

Accommodation  
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"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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