



Hyde Estate & Letting Agent

**Flat 40 The Horizons Moss Lane, Bolton
BL6 5GH**

£795 PCM

Hyde Estates are delighted to offer this two bedroom, second floor apartment to let. Situated within a modern block with communal gardens and ample residents parking. The property is well presented throughout and features spacious living accommodation throughout. Offered unfurnished and available now.

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



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Accommodation

The spacious living accommodation comprises; entrance hall with storage cupboard, open plan living room with Juliet balcony, 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 carpeted 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.

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		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(43-54) E				(43-54) E			
(31-42) F				(31-42) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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