



Hyde Estate & Letting Agents

**Flat 12, The Horizons Moss Lane, Blackrod
Bolton BL6 5GH**

£825 PCM

Hyde Estates are delighted to offer this two bedroom second floor apartment to let. Situated in a modern block with communal gardens and ample residents parking. The property is well presented throughout. Excellent transport links with Blackrod train station within walking distance and easy access to the M61 for commuters. Offered unfurnished and available now.



Accommodation

The spacious living accommodation comprises; entrance hall with storage cupboard and an open plan living room with a Juliet balcony. The modern fitted kitchen provides a range of wall and base mounted units, contrasting working surfaces and soft close cupboards/drawers. Integral electric fan assisted oven, gas hob and extractor. There are two carpeted bedrooms and a tiled three piece bathroom suite with an over bath combi powered shower, glass shower screen, low level WC and washbasin on a pedestal base.

Room Measurements

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

Gardens

Tended communal gardens with ample communal 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	Current	Potential		Current	Potential
	82	82		86	86

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