



Hyde Estate & Letting Agent

**Flat 22 The Horizons Moss Lane, Bolton
BL6 5GH**

£875 PCM

Hyde Estates are delighted to offer this two bedroom ground floor apartment to let. Situated in a modern block with communal gardens and ample residents parking. New carpets installed May 2025. Offered unfurnished and available now.

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



Accommodation

The spacious living accommodation comprises; entrance hall with storage cupboard and an open plan living room with French doors to the communal garden. The modern kitchen provides a range of gloss fronted wall and base mounted units with inset 1.5 stainless steel sink unit and contrasting work surfaces. Integral electric fan assisted oven, gas hob and extractor with space for a freestanding fridge freezer and plumbing for a washing machine. 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`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. New carpets installed May 2025.

Council Tax

Bolton Council, Band B.

Viewings

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

Virtual Tour Disclaimer

Please note that the virtual tour is for guidance purposes only and is an example of the layout of this apartment, not an exact replica of the internal condition.



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		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-30) G			(1-30) 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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