



**Flat 27 The Horizons Moss Lane, Bolton
BL6 5GH**

£800 PCM

Hyde Estates present this two bedroom second floor apartment with communal parking. Briefly comprises, open plan living room with Juliet balcony, modern fitted kitchen, excellent transport links to Blackrod train station and the M61.

Hyde Estates are delighted to offer this two bedroom second floor apartment with parking, excellent transport links to Blackrod train station and the M61.



Accommodation

Comprising; entrance hall with storage cupboard, open plan living room with Juliet balcony and modern fitted kitchen providing a range of wall and base mounted units with contrasting worktop, tiled splashbacks, integral electric fan assisted oven, four ring gas hob and extractor hood. Space for a fridge/freezer and plumbing for a washing machine Two bedrooms and a fully tiled three piece bathroom featuring 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.

Council Tax

Bolton Council, Band B.

Viewings

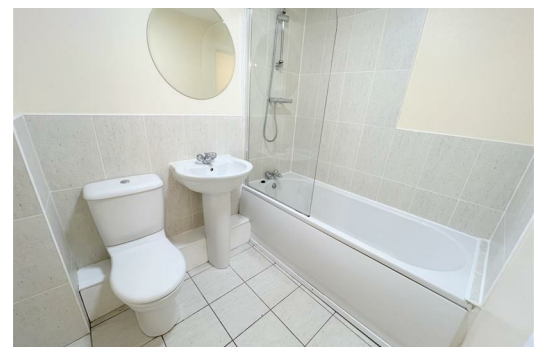
To be arranged via Hyde Estate & Letting Agents 0161 773 4583.

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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