



**Flat 33 The Horizons Moss Lane, Bolton
BL6 5GH**

£800 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 with 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, open plan living room with Juliet balcony and fitted kitchen providing a range of wall and base mounted units with contrasting worktop, tiled splashbacks, integral electric fan assisted oven and gas hob. Space for a fridge/freezer and plumbing for a washing machine. Two carpeted double bedrooms and a tiled bathroom with modern suite of; bath with overhead shower and 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	82
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	



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

