



**Flat 60 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.



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

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.

The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss

or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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