



Hyde Estate & Letting Agents

**50 The Horizons Moss Lane, Bolton
BL6 5GH**

£825 Per Calendar Month

Hyde Estates are delighted to offer this two bedroom, ground 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, storage cupboard and open plan living room with French doors to the communal gardens. The fitted kitchen provides a range of wall and base mounted units with contrasting worksurfaces, tiled splashbacks, integral electric fan assisted oven and gas hob with extractor hood. Two carpeted double bedrooms, tiled three-piece bathroom suite comprising; 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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Class	Potential	Class	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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