



**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

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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(28-54) E			(28-54) E		
(21-26) F			(21-26) F		
(1-20) G			(1-20) 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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