



Hyde Estate & Letting Agents

**Flat 8 The Horizons Moss Lane, Blackrod
Bolton BL6 5GH**

£775 Per Calendar Month

Hyde Estates are delighted to offer this two bedroom ground floor apartment to let. Situated in a modern block with communal residents parking. 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, storage cupboard and open plan living room with french windows to the communal gardens. The modern fitted kitchen provides a range of wall and base mounted units with contrasting working surfaces, soft close cupboards and drawers, integral electric fan assisted oven and gas hob, with plumbing for a washing machine. Two carpeted double bedrooms, tiled three-piece bathroom suite with over bath combi powered 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		
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		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) 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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