



**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

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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Best	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Best
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	80	80	80	80

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