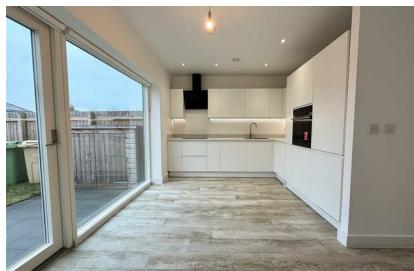




41 Spinney Way Westhoughton BL5 3FL

- Built for renters
- Private parking
- Online maintenance portal
- Westhoughton town centre just a 10-minute walk away
- Pet friendly homes
- 24/7 resident support
- Energy-efficient homes

£1,225 PCM



Welcome to Silkash, where city convenience meets countryside calm. Located in the heart of the thriving Westhoughton community, Silkash offers a collection of thoughtfully designed 3 and 4-bedroom new-build homes to rent, perfect for families, professionals, and anyone looking for more from where they live.

The Eight66 is a thoughtfully designed three-bedroom home that brings together open-plan living, smart features, and stylish finishes.

On the ground floor, you'll find a bright and open space that flows from a modern kitchen/diner into a spacious living area, with full-height glass doors leading out to the garden, ideal for relaxing or entertaining. Floor-to-ceiling VELFAC windows throughout the home let natural light pour in, while a cleverly integrated 'lootility' (a combined toilet and utility room) helps maximise space.

Upstairs, two well-proportioned single bedrooms and a generous double bedroom offer plenty of flexibility for families, guests, or working from home. The main bedroom also includes a walk-in wardrobe, and all rooms share a sleek family bathroom.

With Westhoughton town centre just 10 minutes away on foot, you're never far from what you need, from supermarkets and cafés to local pubs, restaurants, and leisure facilities. There are excellent primary and secondary schools within a mile, plus a nearby Kids Club for busy family life.

When it's time to unwind, Central Park is just around the corner, with plenty of scenic walks and nature reserves nearby for weekend adventures. And if shopping's your thing, The Trafford Centre is only 15 minutes away.

Deposit £1410

Council Tax C

Unfurnished

Available 18th February 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(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		

Ascend

Built on higher standards

0161 707 7584

192 Monton Road, Monton, Manchester,
M30 9PY

monton.sales@ascendproperties.com,
monton lettings@ascendproperties.com
www.ascendproperties.com



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.