

Ascend

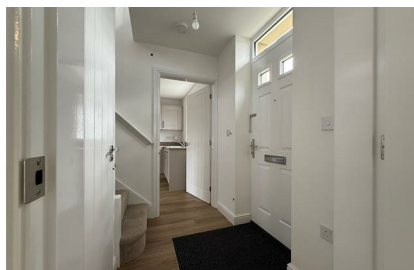
Built on higher standards



10 Locomotive Way Bolton BL6 5UE

- Brand new home
- Dedicated property management & maintenance team
- Detached Property
- Car Port
- Modern kitchen with a stylish finish
- Appliances included
- Pet friendly
- Blackrod and Horwich parkway train stations nearby
- Spectacular views on your doorstep
- 5 minutes to the M61 for commuting

£1,450 PCM



Rivington Park offers a striking collection of 2, 3 and 4 bedroom homes to rent, each designed for modern living in a unique, historic setting.

Once home to the production of over 1,800 steam locomotives, the site is now being thoughtfully transformed into a vibrant new community by Ascend Living. Whether you're seeking extra space for family life, a home office for flexible working, or looking to downsize without compromising on style, these high-spec homes are tailored to fit a range of lifestyles.

With views of nearby hills and excellent access to the M61, Blackrod and Horwich Parkway stations, Rivington Park is perfectly placed for easy commuting.

The local area is rich in activities, making it easy to stay active and entertained. Explore the scenic outdoors with walking and cycling trails around Rivington Pike, or visit Horwich Leisure Centre and Middlebrook's all-weather sports pitches. Cricket fans will feel at home at Blackrod Cricket Club, while runners and cyclists can get involved in the annual Horwich Festival of Racing. For indoor fun, Middlebrook Retail & Leisure Park offers everything from a 12-screen cinema and 26-lane bowling alley to a huge selection of shops, restaurants, and cafés.

Nature lovers and adventurers will feel right at home with the River Douglas, Winter Hill and the rolling landscapes of the Forest of Bowland all within easy reach. The area offers miles of countryside to explore on foot or bike, along with peaceful spots for picnics and wildlife watching. With both modern convenience and natural beauty on your doorstep, Rivington Park is more than just a place to live, it's a place to thrive.

About Your Home - The Dalton

Ground floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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