



## 16 Locomotive Way Bolton BL6 5UE

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

**£1,400 PCM**



Rivington Park is the setting for an impressive collection of 2, 3 & 4 bedroom homes each offering a distinctive modern lifestyle. There's a wide range of styles and sizes designed to suit your lifestyle, whether you're a family looking for extra space to grow, a professional working from home, or it's time to downsize to a well-designed forever home with all the advantages of modern insulation and specification. Imagine yourself living at Rivington Park.

The historic railway works, which saw the production of more than 1830 steam locomotives, is now being regenerated by Morris Homes to provide an outstanding setting for a new community to flourish.

At Rivington Park in Horwich you will discover beautiful homes designed for modern living.

Homes are finished to a high standard and ready for you to enjoy. Your home comes complete with quality fixtures and fittings that will stand the test of time. From beautiful, practical kitchens to stylish, hotel-inspired bathrooms and luxurious flooring, everything's ready for you to move in with peace of mind knowing there are no hidden costs, no DIY, and no costly fixes.

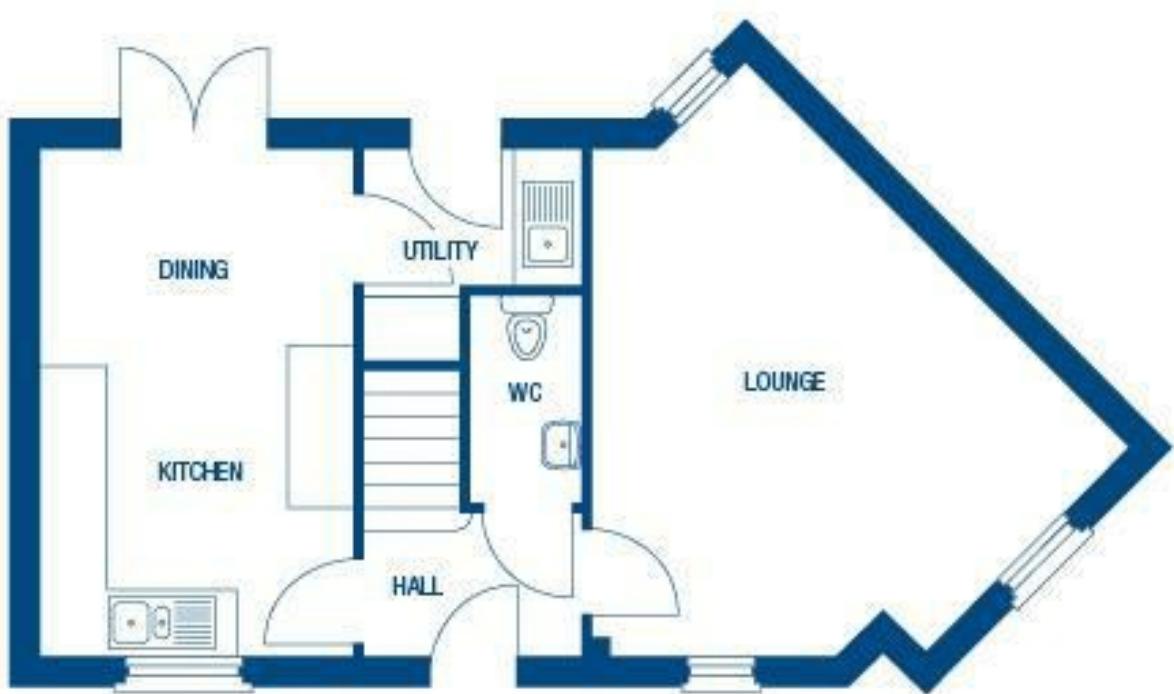
The Dalton offers an inviting interior with plenty of space to create a home you'll love for years to come. An open-plan kitchen/dining room with large French doors open out onto a beautiful garden offering the perfect blend of indoor and outdoor living. A separate, practical utility room and downstairs WC complete the ground floor. Upstairs, discover 3 spacious bedrooms, including a master bedroom with its very own luxurious en-suite, making the Dalton a truly stylish home.

Please note that all images are for illustrative purposes only.

Holding Deposit £320  
Deposit £1610  
Council Tax TBA

## Ground floor

 DIMENSIONS



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**Ascend**

Built on higher standards

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