

# Ascend

Built on higher standards



## 4 Locomotive Way Bolton BL6 5UE

- Brand new home
- Mid Terrace Property
- Accommodation over three floors
- Pet friendly
- Spectacular views on your doorstep
- Dedicated property management & maintenance team
- Car Port
- Appliances included
- Blackrod and Horwich parkway train stations nearby
- 5 minutes to the M61 for commuting

## £1,550 PCM



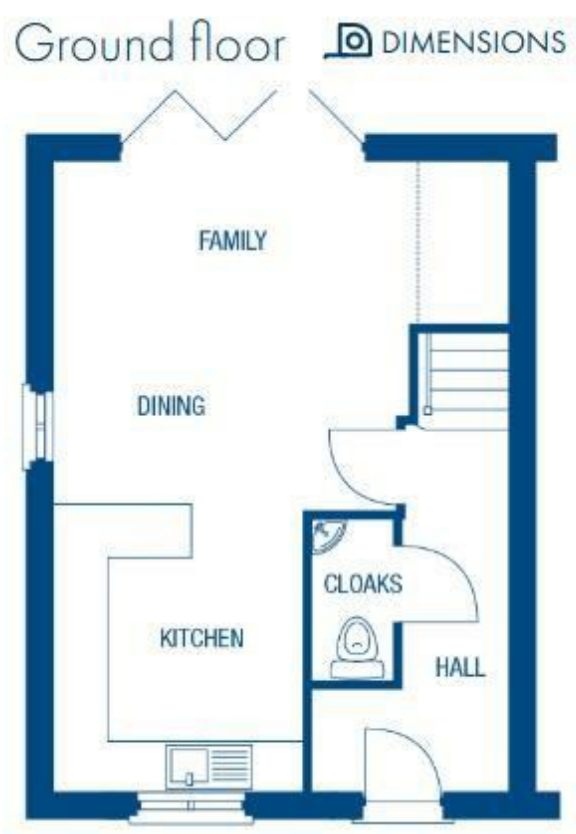
Rivington Park offers a striking collection of 2, 3 and 4 bedroom homes to rent, each designed for modern living in a unique, historic setting.


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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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