

# Ascend

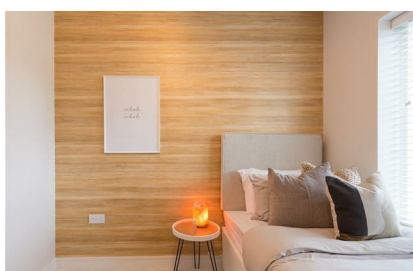
Built on higher standards



## 3 Windrow Close Bolton BL3 3GP

- Built for renters
- Private parking
- Integrated appliances
- Built with sustainability and smart living in mind
- Pet friendly homes
- 24/7 resident support
- Online maintenance portal

## £1,250 PCM



Welcome to Airie a brand-new collection of 2, 3 and 4-bedroom modern homes made for renters, right in the heart of Bolton. Set within a growing community, these new-build homes offer the perfect balance of green space, everyday convenience and easy transport links, providing everything you need to feel right at home.

The Nine74 is more than just a three-bedroom home to rent, it's designed for modern living with open-plan spaces, smart storage, and plenty of natural light. From quiet evenings to lively gatherings, this home adapts beautifully to your lifestyle.

Downstairs, you'll find a bright, front-facing lounge that flows through to a cleverly designed WC and utility space at the centre of the home. At the rear, a spacious kitchen and dining area opens onto the garden through full-height glass doors, ideal for entertaining or enjoying a morning coffee in the sun.

VELFAC windows throughout maximise light and warmth, creating a calm and inviting atmosphere all year round.

Upstairs, the layout includes a generous main bedroom at the front, a double bedroom and a well-sized single bedroom to the rear, perfect for families, guests or a home office. A large family bathroom with both a bath and a separate shower sits at the centre of the floor, offering both style and practicality.

Led by modern, intuitive design inside and out, every home at Aerie is thoughtfully built for comfortable, connected living. Expect stylish interiors, flexible layouts that suit your lifestyle, and energy-efficient features that make your life easier and greener, from the moment you walk through the door.

Step outside and you'll find the best of Bolton at your feet. This historic former mill town is now the UK's largest town, home to a diverse and welcoming community. Whether you're after peaceful parks, great schools, everyday essentials or a short trip into Manchester, Airie puts it all within easy reach.

Looking for a place to settle in and spread out? You'll find it at Airie.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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