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Spinney Way, Bolton, BL5

£1,675 Per Month

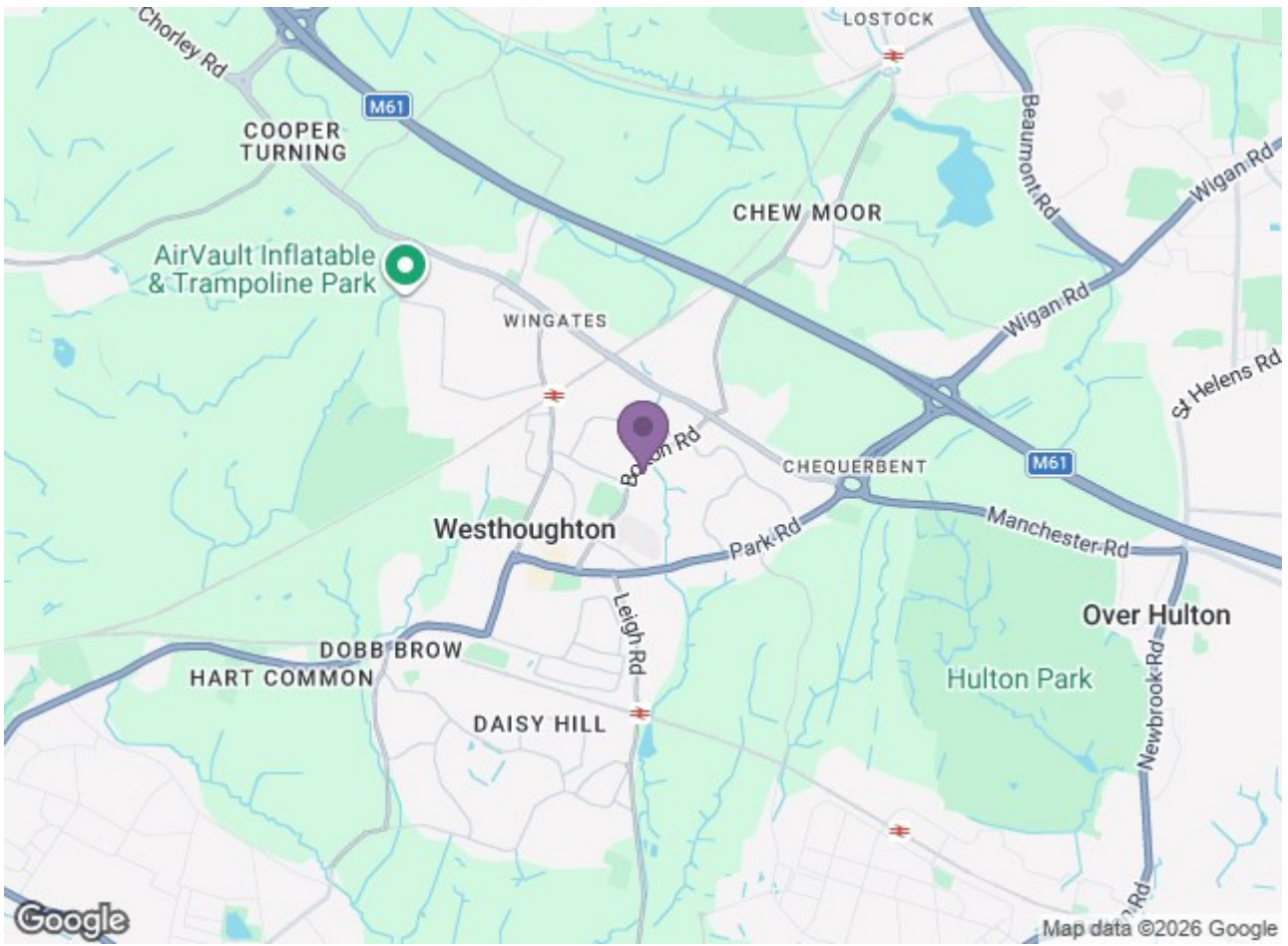
The Thirteen70 is a spacious four-bedroom home to rent, designed with modern family life in mind.

On the ground floor, enjoy a fully open-plan layout that includes a sleek kitchen and dining area at the front, a generous living room at the rear, and a central smart combination of a WC and utility room. Large, full-height glass doors lead out to a spacious garden, and VELFAC windows throughout the home fill each room with natural light while keeping warmth in.

Upstairs, you'll find four well-proportioned double bedrooms, offering flexibility for growing families, guests, or working from home. The main bedroom includes a private en-suite shower room, while a large family bathroom serves the remaining bedrooms.

From energy-efficient features to flexible spaces and thoughtful design, the Thirteen70 offers everything you need for comfortable, stylish living, whether you're starting a family, upsizing, or simply looking for more room to grow.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Energy A	Energy B	Impact A	Impact B
Energy B	Energy C	Impact B	Impact C
Energy C	Energy D	Impact C	Impact D
Energy D	Energy E	Impact D	Impact E
Energy E	Energy F	Impact E	Impact F
Energy F	Energy G	Impact F	Impact G
Energy G	Energy H	Impact G	Impact H
Energy H	Energy I	Impact H	Impact I
Energy I	Energy J	Impact I	Impact J

Energy Efficiency Rating: Current **B**, Target **B** (Score: 85/92)
 Environmental Impact (CO₂) Rating: Current **B**, Target **B**

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