



Spinney Way, Bolton, BL5

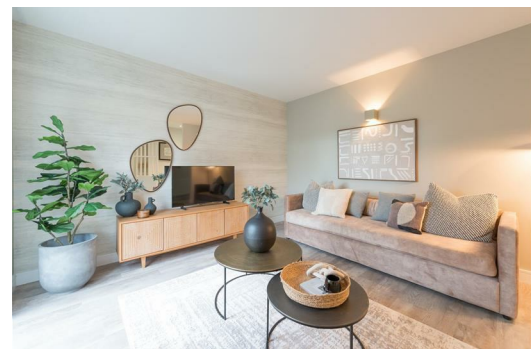
£1,675 Per Month

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

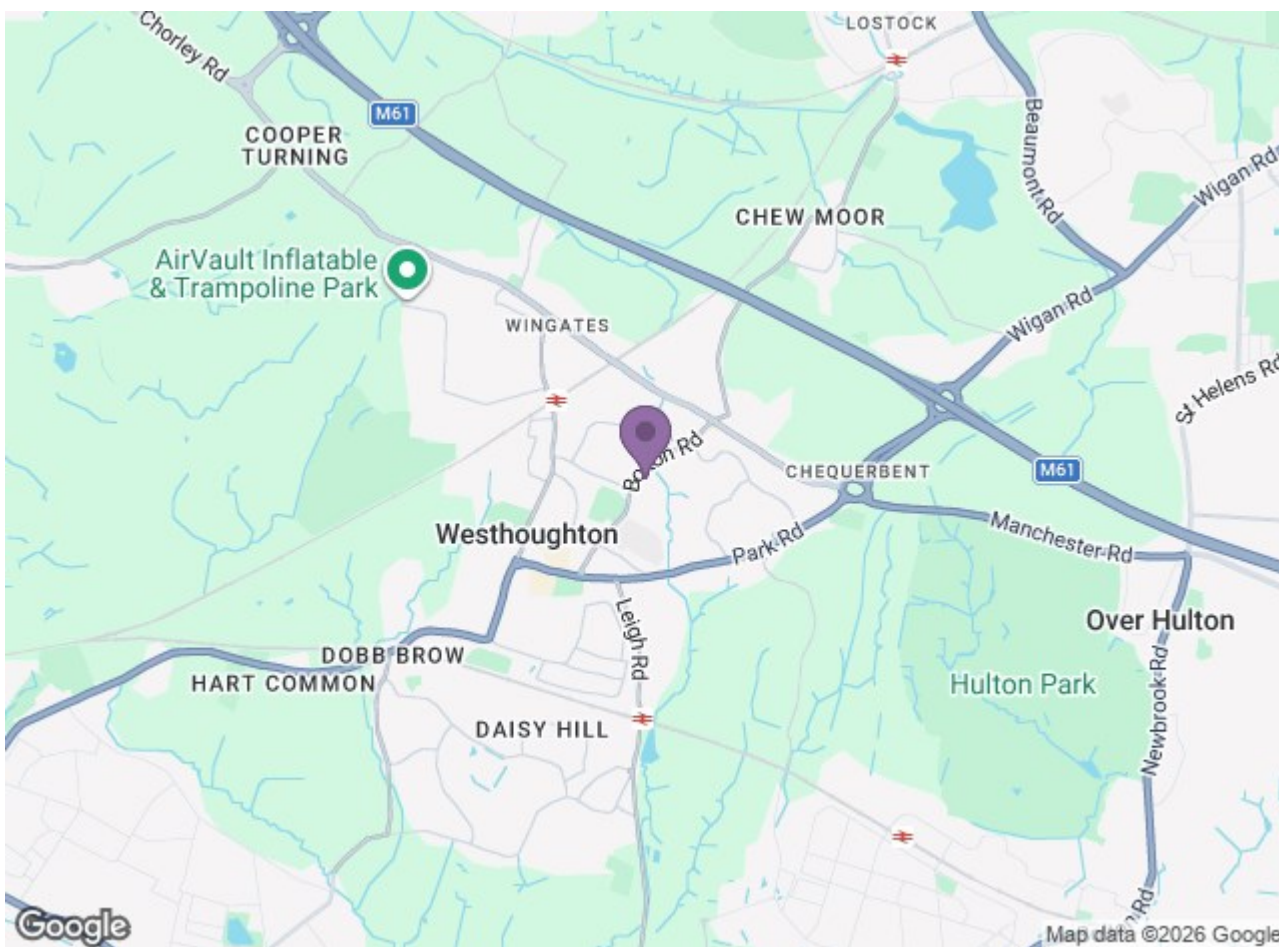
On the ground floor, enjoy a fully open-plan layout that includes a sleek kitchen and dining area at the front, a generous living room at the rear, and a central smart combination of a WC and utility room. Large, full-height glass doors lead out to a spacious garden, and VELFAC windows throughout the 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 |    | Current   | Potential |
|--------------------------|----|-----------|-----------|
| Energy Efficiency Rating | 85 | 92        |           |
| Energy Efficiency Rating | A  | B         |           |
| Energy Efficiency Rating | B  | C         |           |
| Energy Efficiency Rating | C  | D         |           |
| Energy Efficiency Rating | D  | E         |           |
| Energy Efficiency Rating | E  | F         |           |
| Energy Efficiency Rating | F  | G         |           |
| Energy Efficiency Rating | G  |           |           |
| England & Wales          |    | 2020-2025 | 2026-2030 |

| Environmental Impact (CO <sub>2</sub> ) Rating |    | Current   | Potential |
|------------------------------------------------|----|-----------|-----------|
| Environmental Impact (CO <sub>2</sub> ) Rating | 85 | 92        |           |
| Environmental Impact (CO <sub>2</sub> ) Rating | A  | B         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating | B  | C         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating | C  | D         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating | D  | E         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating | E  | F         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating | F  | G         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating | G  |           |           |
| England & Wales                                |    | 2020-2025 | 2026-2030 |