



Spinney Way, Bolton, BL5

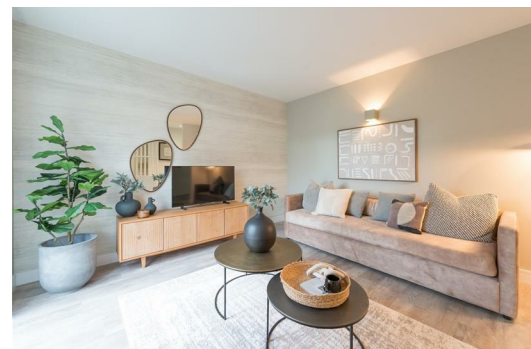
£1,675 Per Month

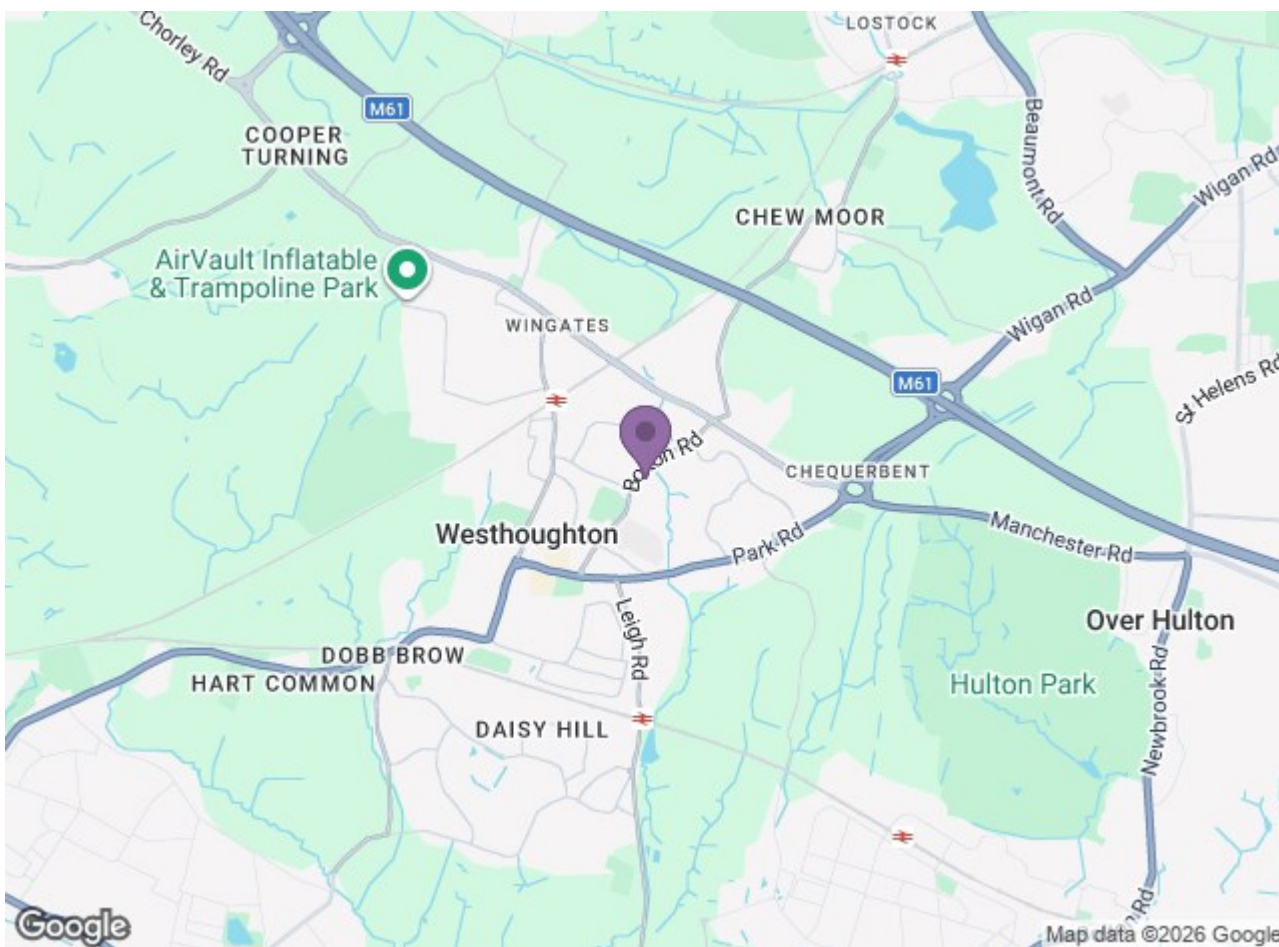
The Thirteen70 is a spacious four-bedroom home to rent, designed with modern family life in mind.

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

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