



Spinney Way, Bolton, BL5

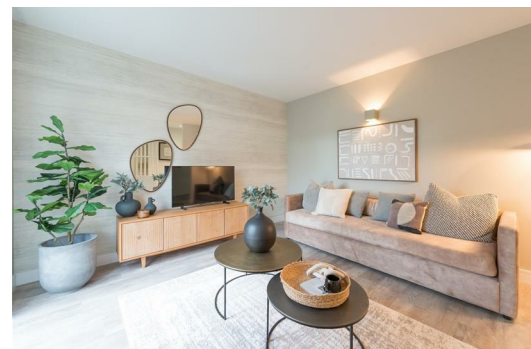
£1,675 Per Month

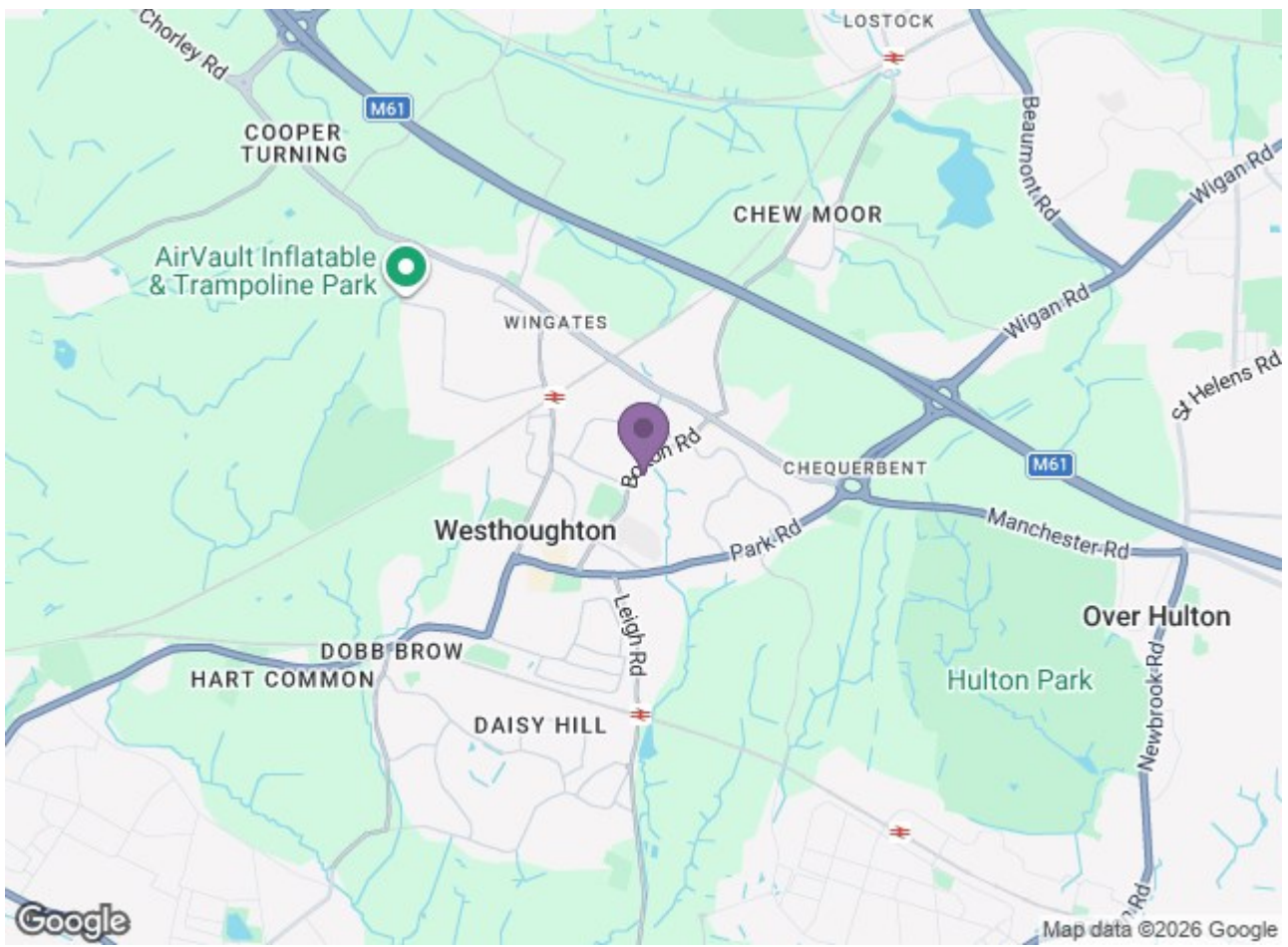
The Thirteen70 is a spacious four-bedroom home to rent, designed with modern family life in mind.

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: 85, Target: 92

Any energy-efficient: lower running costs

100-90%: A

90-80%: B

80-70%: C

70-60%: D

60-50%: E

50-40%: F

40-30%: G

Mid energy-efficient: higher running costs

England & Wales

EU Directive

Environmental Impact (CO₂) Rating

Current: 10.30, Target: 10.30

Any environmentally friendly: lower CO₂ emissions

100-90%: A

90-80%: B

80-70%: C

70-60%: D

60-50%: E

50-40%: F

40-30%: G

Mid environmentally friendly: higher CO₂ emissions

England & Wales

EU Directive

Ascend
Built on higher standards