



## Spinney Way, Westhoughton, Bolton

£1,750 Per Month

Welcome to Silkash, where city convenience meets countryside calm. Located in the heart of the thriving Westhoughton community, Silkash offers a collection of thoughtfully designed 3 and 4-bedroom new-build homes to rent, perfect for families, professionals, and anyone looking for more from where they live.

Sustainable living is at the heart of this neighbourhood. Each home features high ceilings, spacious layouts, and smart tech touches to make everyday life easier, and a lot more enjoyable.

With Westhoughton town centre just 10 minutes away on foot, you're never far from what you need, from supermarkets and cafés to local pubs, restaurants, and leisure facilities. There are excellent primary and secondary schools within a mile, plus a nearby Kids Club for busy family life.

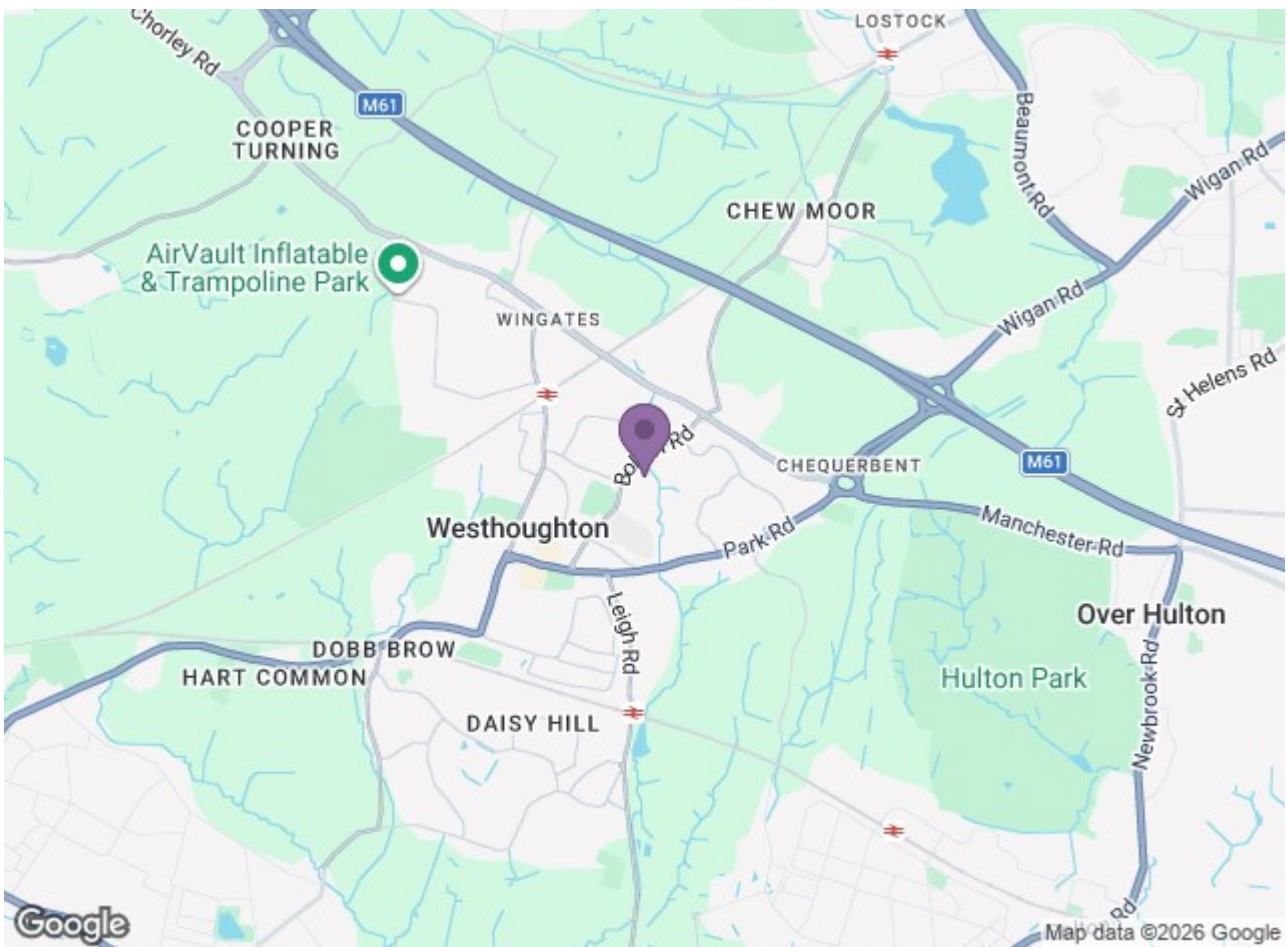
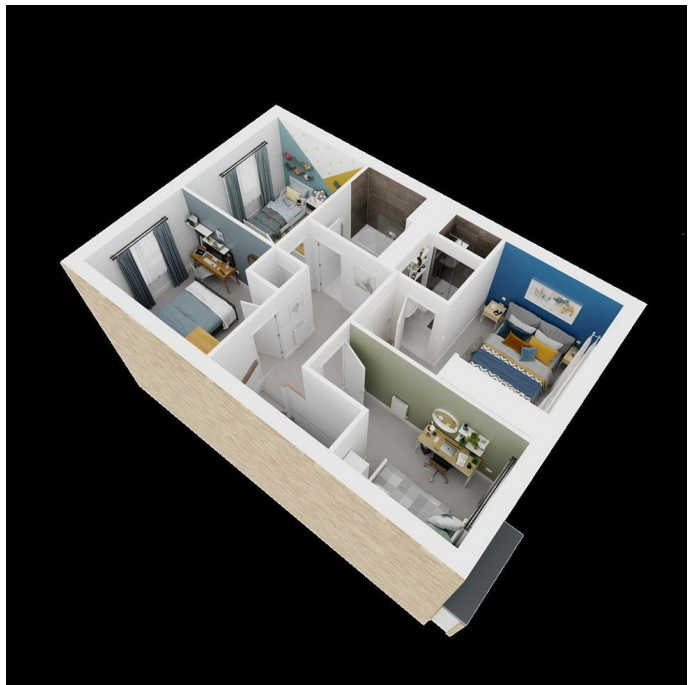
Commuting? You're just two train stops from Manchester and close to the motorway network, giving you quick access to the city while still enjoying the peace and greenery.

When it's time to unwind, Central Park is just around the corner, with plenty of scenic walks and nature reserves nearby for weekend adventures. And if shopping's your thing, The Trafford Centre is only 15 minutes away. Whether you're looking for more space to grow, a garden to relax in, or a community to call your own, Silkash offers something for everyone.

\*The Twelve77 is a spacious four-bedroom home to rent, thoughtfully designed to give you and your family plenty of room to grow.

On the ground floor, you'll find a fully open-plan layout featuring a modern kitchen with integrated appliances and a dining area at the front. A cleverly combined WC and utility room sit centrally to save space, while a large living area at the rear opens through full-height glass doors to a generous garden. Floor-to-ceiling VELFAC windows flood the home with natural light and help retain warmth throughout the year.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	93	G	G