



Spinney Way, Bolton, BL5

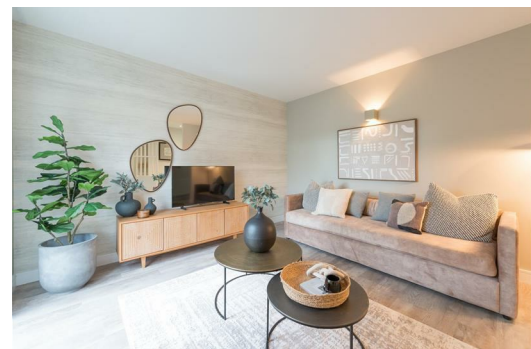
£1,675 Per Month

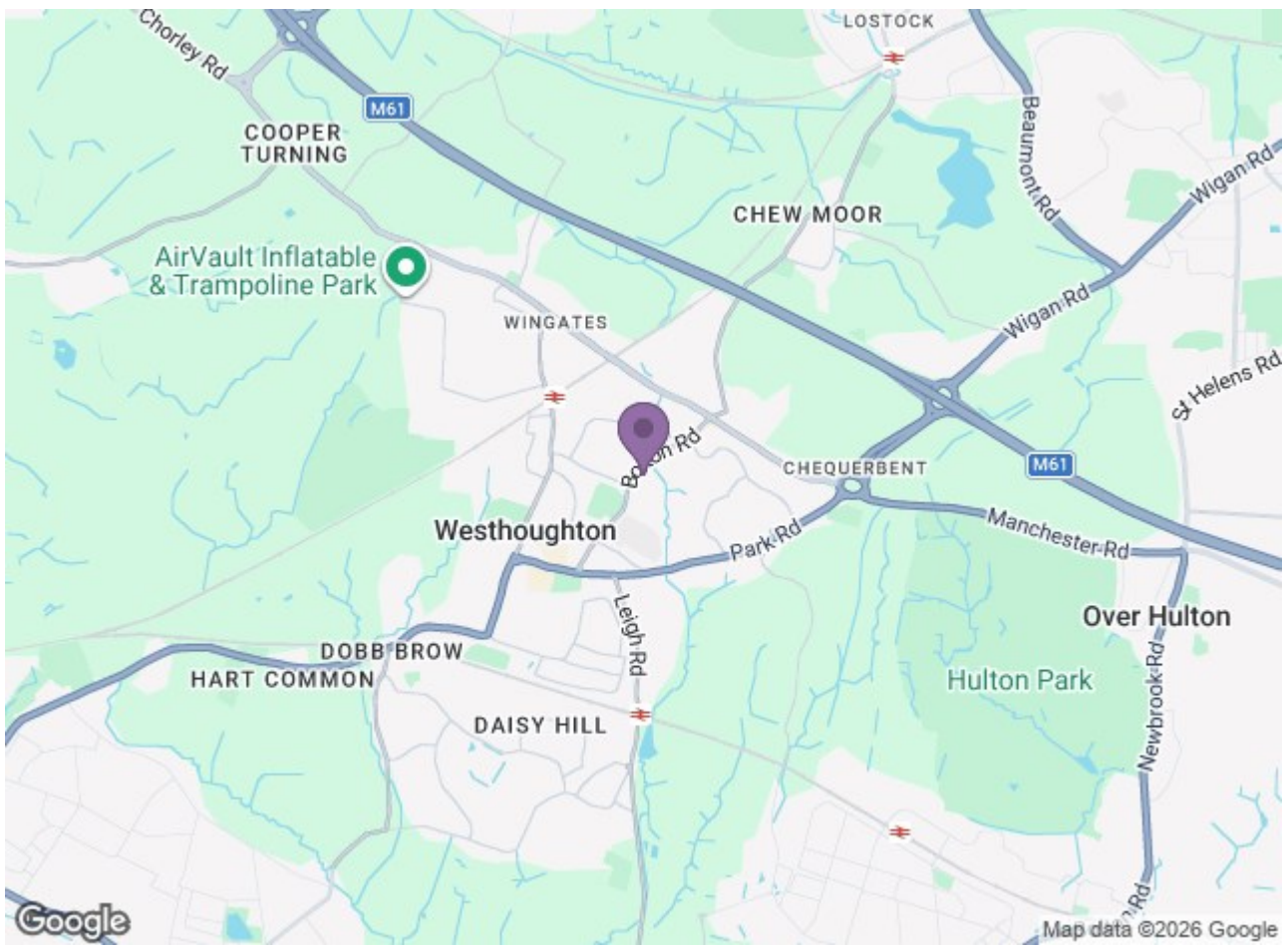
The Thirteen70 is a spacious four-bedroom home to rent, designed with modern family life in mind.

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% (UK average) | Future: 92% (EU average)

Power Station	Efficiency Rating
Any energy-efficient: lower cost/CO2	
30-40% A	
20-30% B	
10-20% C	
0-10% D	
20-40% E	
10-20% F	
0-10% G	
Any energy-inefficient: higher running cost	

Environmental Impact (CO₂) Rating

Current: 100 g/kWh (UK average) | Future: 95 g/kWh (EU average)

Power Station	CO ₂ Emissions Rating
Any environmentally friendly: lower CO ₂ emissions	
30-40% A	
20-30% B	
10-20% C	
0-10% D	
20-40% E	
10-20% F	
0-10% G	
Any environmentally unfriendly: higher CO ₂ emissions	

England & Wales | **EU Directive**

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