

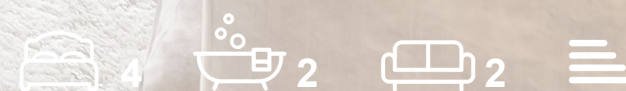


RESIDE
BOLTON



Cynefin Danner Lane
Horwich, Bolton, BL6 5PZ

Offers In The Region Of £495,000



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Horwich, Bolton, BL6 5PZ

NOW OFFERED WITH A 5% DEPOSIT CONTRIBUTION or STAMP DUTY PAID

At 1,620 square feet, this stunning four-bedroom home is designed for modern family living. The symmetrical frontage adds a timeless charm, while thoughtful features like a separate downstairs toilet and utility room – ideal as a boot room for post-countryside walks – add practicality. With two lounges, one offers the perfect space for a playroom or home office, giving you flexibility to suit your lifestyle.

The master bedroom boasts a luxurious walk-in wardrobe, complementing three additional well-sized bedrooms. Natural light flows throughout the home, and its functional yet stylish layout provides the perfect setting for family life or entertaining friends. A home crafted for comfort, convenience, and style.

All homes come with a 10-year NHBC Buildmark new home warranty

Specifications

Energy

Photo Voltaic panels to roof areadraft
Argon filled, Low-E glass uPVC triple glazed windows for thermal performance
Energy efficient lighting throughout
'Showersave' system to mains shower that reuses heat from the waste water
Hive Mini smart dual zone heating controls

Kitchen

Kitchens by Roundel from the Croft range
Square edge 40mm laminate worksurface with matching upstand
20mm Silestone worksurface with matching upstand
Stainless steel 1.5 bowl sink
- Haier/Hoover integrated appliances including;
Haier electric oven with built-in Airfryer
Haier induction hob
Hoover Integrated Fridge/Freezer
Hoover Integrated Dishwasher to 4/5 beds as standard
Integrated hood





Bathrooms & En-Suites

VitrA sanitaryware from the S20 range
 Kohler Mira thermostatic showers
 Porcelanosa half-height wall tiling to all sanitaryware walls
 Porcelanosa full height wall tiling
 Rhoper Rhodes 'Reflect' mirrored wall vanity cupboards
 Rhoper Rhodes Vanity unit / wash hand basin
 Integrated mirrors above WHB

Electrical

Recessed fire rated downlighters to bathrooms & kitchens
 Pendant lighting to living areas and bedrooms
 External light to porch and rear elevation
 Data cabling to data point in lounge and bedroom one
 Pulse hyper-fast fibre connectivity from Day One
 Mains powered smoke and heat alarms, carbon monoxide detector
 Deta 7.4kW EV charger

Decoration & Finishes

Open plan living with tall ceilings to ground floors
 44mm White finished internal doors, fire rated with magnetic latches
 White emulsion paint finish to walls and ceilings throughout, satin wood finish to woodwork
 Fitted wardrobes to Bedroom one
 Room divider
 Moduleo LVT flooring to all wet rooms as standard



External

Aluminium canopy incorporating meter access cupboard to all plots
 Acheson & Glover 'Canterra Slate' paving to front and rear patio area
 Landscaped gardens including turf to front and rear
 Timber feather edged boundary fence to rear garden including personnel gate
 External tap to rear garden
 Agate grey external finish uPVC window frames
 Lockable shed to rear garden (refer to plot for specific size)

- Four well-sized bedrooms
- Contemporary open-plan living spaces
- Luxurious walk-in wardrobe to the Master
- Impressive high ceilings enhancing space
- State-of-the-art kitchen with premium finishes
- Fully integrated kitchen appliances
- Cutting-edge smart home technology throughout
- Dedicated EV charging point
- Two lounges with flexibility for a playroom or office
- EPC Rating A

Floor Plan

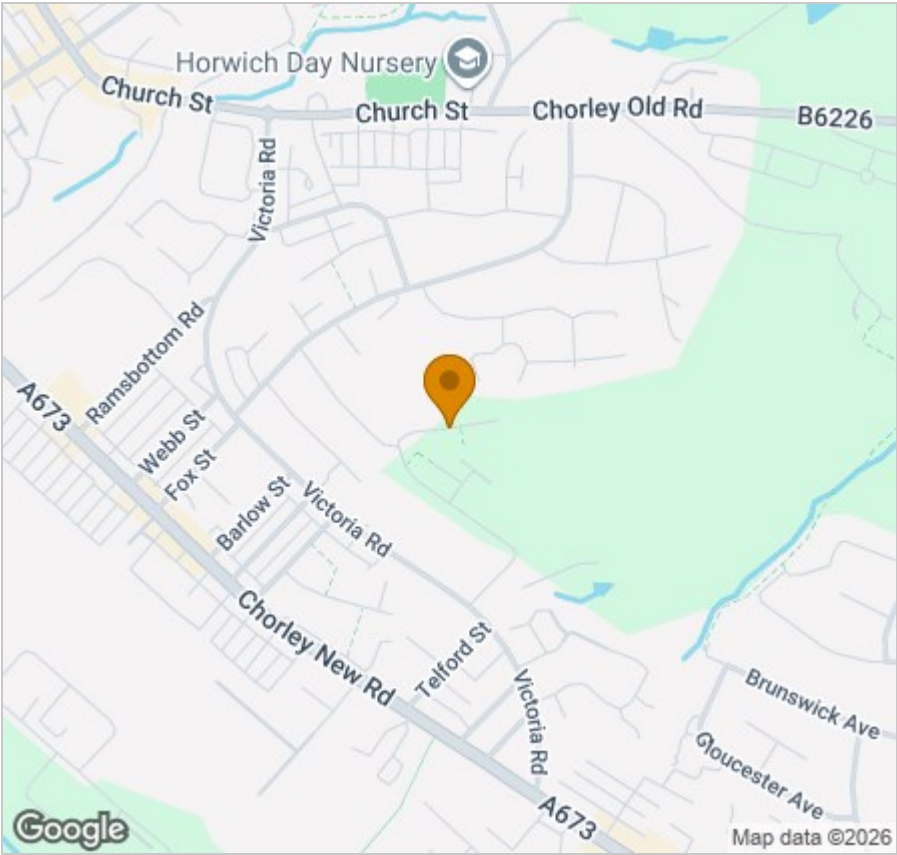


Viewing

Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

