



RESIDE
MANCHESTER

NORTHSTONE
•Plot•
27
SOLD

1835 Cynefin
Horwich, Bolton, BL6 5PZ

Asking Price £499,950



4



2



3



1835 Cynefin

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Spanning 1,835 square feet, this exceptional villa combines modern style with everyday practicality. Designed with comfort and versatility in mind, it features a distinctive roof garden—ideal for relaxing or entertaining—alongside a private rear garden for outdoor enjoyment. The contemporary kitchen includes a stylish breakfast bar, perfect for casual meals or connecting with family.

The home offers spacious double bedrooms throughout, with the top floor highlighting large rooms joined by a Jack and Jill bathroom. This level also serves beautifully as a playroom, home office, or guest suite, providing outstanding flexibility. Blending modern design with functional living, this home is crafted to complement your lifestyle effortlessly.

Viewings are now available for this exact house type.

Cynefin, Horwich

Situated in the heart of Horwich, Cynefin offers an exceptional collection of new build homes surrounded by the stunning scenery of the West Pennine Moors. Combining the charm of countryside living with the convenience of nearby towns and cities, Cynefin is perfectly placed for those seeking a balanced lifestyle.

Each of our thoughtfully designed homes features flexible living spaces and generous gardens, ideal for modern family life, entertaining, or simply unwinding. Discover the perfect blend of comfort, style, and location at Cynefin – a place you'll be proud to call home.





Kitchen

British made fully fitted kitchen cabinets with built in appliances
 Personalise your kitchen with your choice of doors and Silestone worktops
 Silestone worktops as standard with inset sink
 Top spec Haier induction hob and ovens (2 in 4 & 5 beds)
 Fully integrated fridge/freezer and dishwasher (dishwasher in 4 beds as standard)
 Fully Tiled Bathrooms
 Roof Garden

Fixtures & Fittings

Open plan design
 Shed to rear garden (4 & 5 beds only)
 Landscaped front garden & turf to rear
 Fitted wardrobe to main bedroom
 Intelligent wall control panel to ground floor
 Triple glazed windows
 Electric vehicle charging capacity
 Landscaping specific to plot location
 Sign up to Grain 1000mb broadband, live on day 1
 External downlight within porch canopy
 Solar Panels

External

Externally, the property features a driveway with a car port, offering ample off-road parking. The large, well-maintained front and rear gardens are laid to lawn, providing plenty of space for families or outdoor entertaining. The rear garden also includes a spacious patio area — perfect for al fresco dining — and a handy garden shed for additional storage.

- Exclusive private rooftop garden – with stunning views
- Contemporary open-plan living spaces
- Expansive floor-to-ceiling windows
- 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
- Spacious top-floor bedrooms with a Jack and Jill bathroom
- EPC TBC



Floor Plan

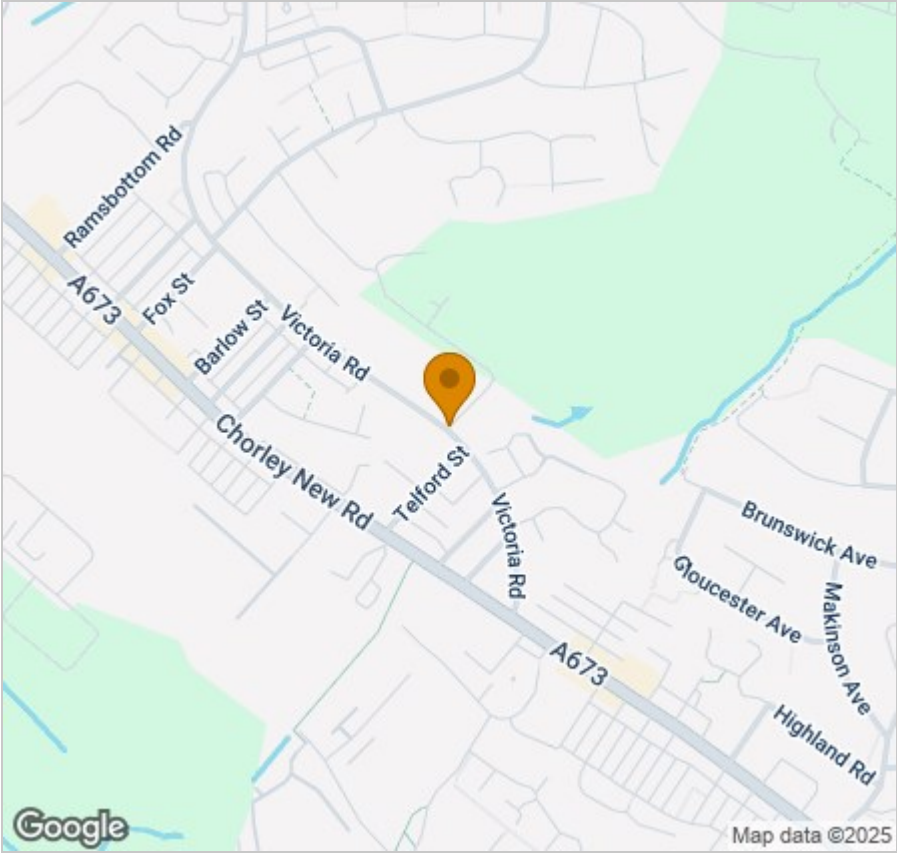


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

