



RESIDE
BOLTON



Eleven65 Victoria Road
Horwich, Bolton, BL6 5PZ

Price £365,000



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A 1,159 square feet three-bedroom home with a fully open plan ground floor, equipped with a kitchen/dining area, living room and a snug or office. Triple glazed floor to ceiling windows keep your home warm and let the natural light flood in, and large full height glass doors open out onto a spacious garden, perfect for entertaining. The eleven59 offers three bedrooms and one bathrooms across three levels.

Photographs are taken from the on-site show home*

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 worktops
- 40mm laminate 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)





Bathroom

- Modern white Sanitaryware by Vitra
- Chrome Taps
- Kohler Mira thermostatic mixer shower

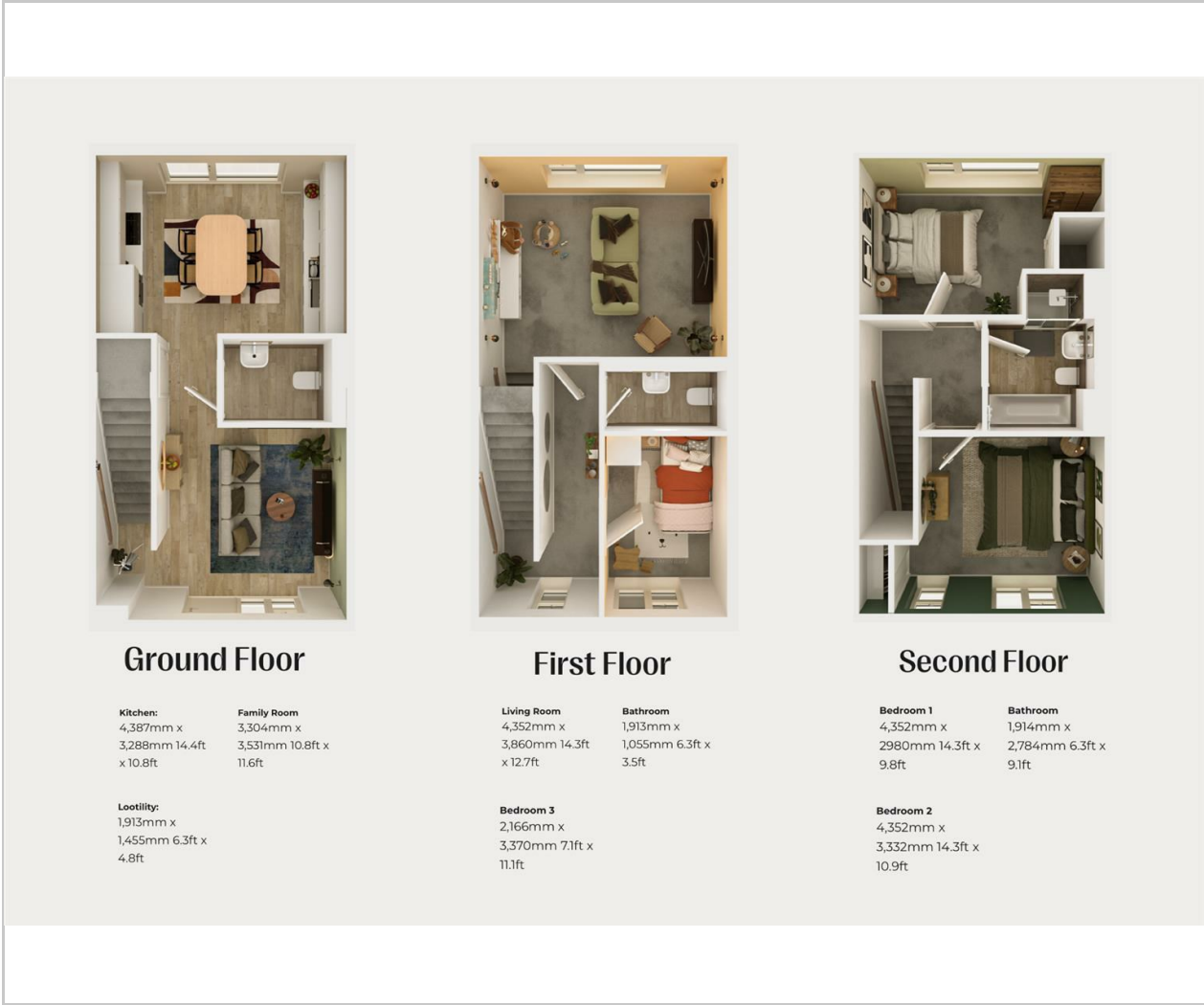
Fixtures & Fittings

- 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

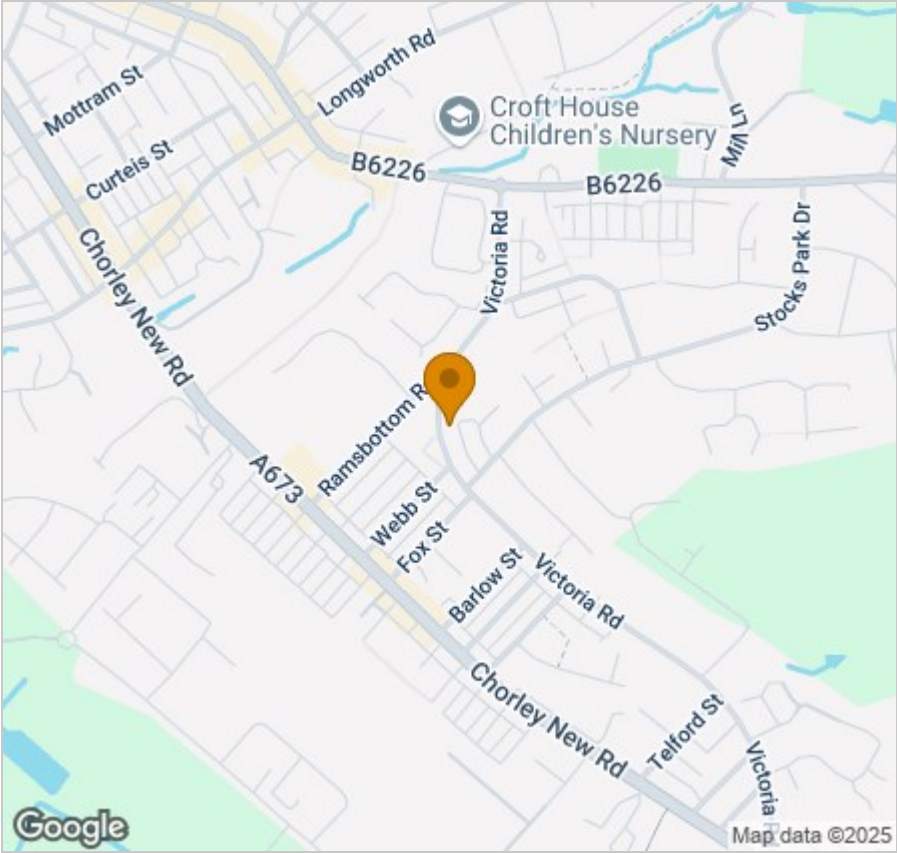
- Open Plan Design
- Floor to Ceiling Triple Glazed Windows
- Three Generous bedrooms
- Landscaped Gardens
- 4 Piece Family Bathroom
- EPC Rating TBC
- High Specification Kitchens
- Energy-Efficient Homes For The Future



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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