



RESIDE
BOLTON



Eight80 Cynefin
Horwich, Bolton, BL6 5PZ

Asking Price £248,000



3



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Horwich, Bolton, BL6 5PZ

20% Discount Available

What is Discounted Market?

If you live or work in Greater Manchester, you could purchase this stunning eight80 home at a discounted market price of just £248,000 — a 20% saving on the full market value. Simply meet the eligibility criteria, and this home could be yours.

Offering 880 sq ft of well-planned living space, this delightful three-bedroom home is thoughtfully designed for comfort and efficiency. The innovative combined downstairs WC and utility room — known as the “lootility” — makes excellent use of space, adding everyday practicality and ease.

Upstairs, you'll find three generously sized bedrooms, ideal for a growing family, hosting guests, or creating a home office. A modern family bathroom serves the upper floor, while the contemporary layout throughout ensures the home feels both welcoming and functional — perfect for modern living.

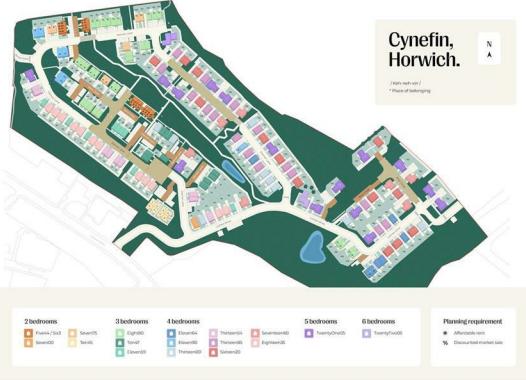
Please note: Some images are of a show home and are for illustrative purposes only.

Cynefin

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 thoughtfully designed home 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.



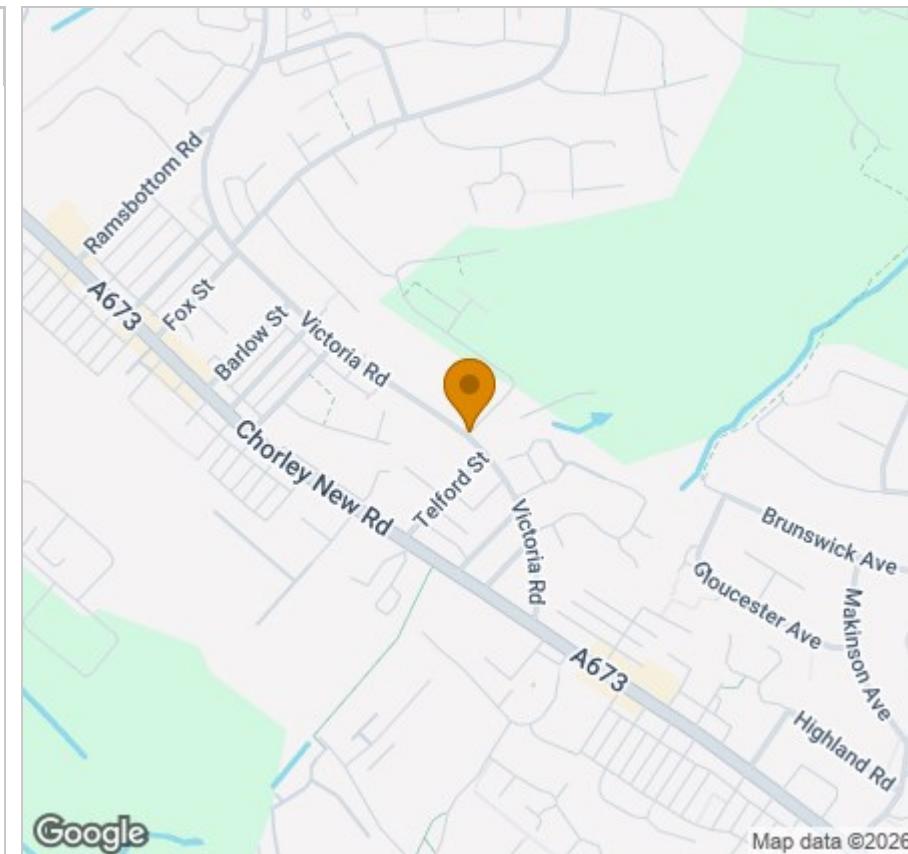


- 20% Discount Available
- 3 Bedroom Sem-Detached
- Off Road Parking
- Contemporary Finish Throughout
- Unique “utility” room combining toilet and utility
- Complete in 30 Days
- Central Location in Horwich
- Landscaped Gardens

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

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.

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