



RESIDE
BOLTON



TwentyTwo05 Danner Lane
Horwich, Bolton, BL6 5PZ

Offers In The Region Of £799,000



6



3



2



TwentyTwo05 Danner Lane

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At an impressive 2,205 square feet, this extraordinary six-bedroom home offers unparalleled versatility and space for modern family living. One of its standout features is a self-contained apartment, complete with its own front and back doors, kitchen, living room, bathroom, and double bedroom. Perfect for elderly parents needing accessible amenities, teens seeking independence, or even as a rental opportunity, this space adds incredible flexibility to your lifestyle.

The main house boasts a large conjoined utility room and kitchen, creating a practical hub for family life. A spacious living area offers room to relax, while a downstairs ensuite bedroom can be used as a guest suite, office, or playroom – with the option to close the door and keep the toys out of sight. Upstairs, you'll find a luxurious master bedroom with its own ensuite and generous double bedrooms throughout, ensuring comfort for everyone in the family.

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 of the 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.

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

Specifications

Energy

- Photo Voltaic panels to roof eadraft
- 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
 Rhoher Rhodes 'Reflect' mirrored wall vanity cupboards
 Rhoher 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

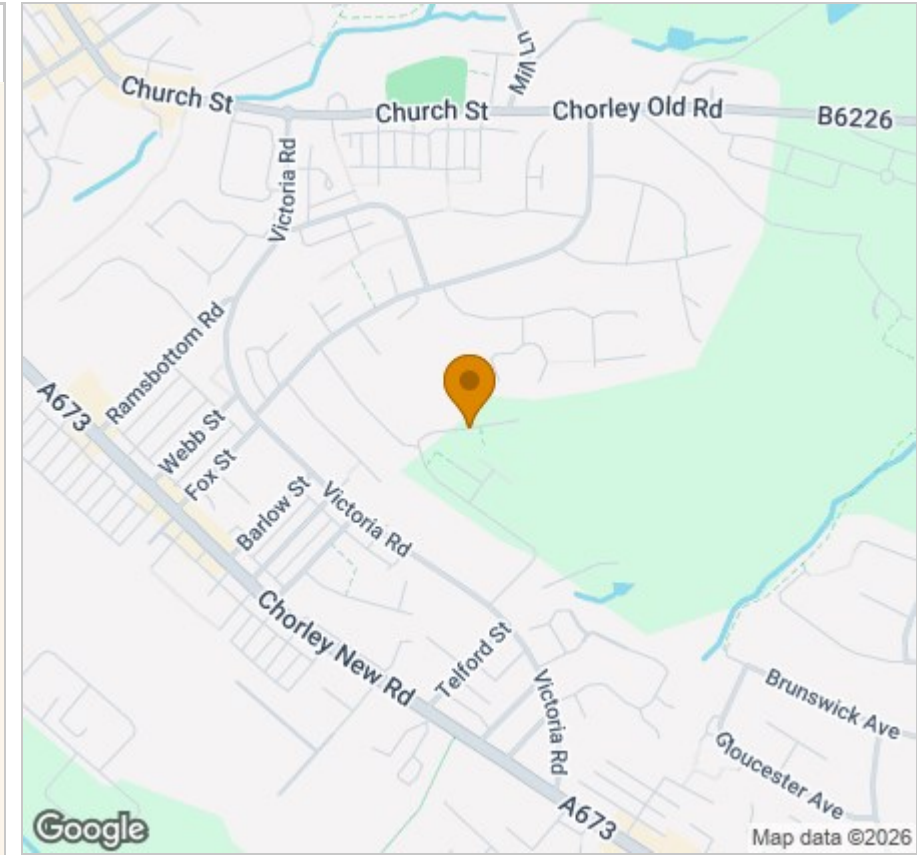
Aluminium canopy incorporating meter access cupboard to all plots
 Acheson & Glover 'Canterra Slate' paving to front and rear patio area
 Landscaped gardens including turf to front and rear
 Timber feather edged boundary fence to rear garden including personnel gate
 External tap to rear garden
 Agate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

- 6 Well-sized bedrooms
- Contemporary open-plan living spaces
- Self-contained apartment with its own
- 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

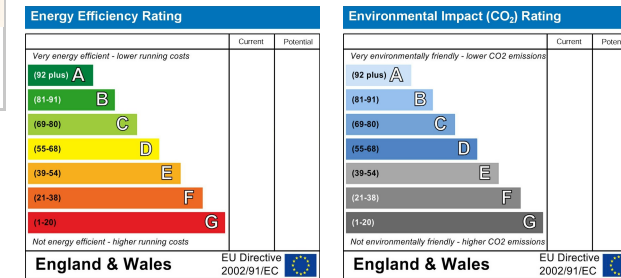
Floor Plan



Area Map



Energy Efficiency Graph



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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