



RESIDE  
—  
BOLTON



Cynefin Danner Lane  
Horwich, Bolton, BL6 5PZ

**Price £425,000**



# Cynefin Danner Lane

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## INCENTIVES AVAILABLE

At 1,385 square feet, this beautifully designed four-bedroom home offers a perfect blend of space, functionality, and style. The expansive kitchen, featuring a breakfast bar, is ideal for family meals, entertaining, or simply enjoying your morning coffee. The cozy lounge provides a warm and inviting space to relax and unwind.

On the ground floor, the cleverly combined 'lootility' – a utility room and downstairs toilet – ensures practicality while maximizing space. Upstairs, you'll find four generously sized bedrooms, including a master with an ensuite for added convenience and privacy. A spacious family bathroom completes the upper floor, making it perfect for modern family living.

## 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  
Rhooper Rhodes 'Reflect' mirrored wall vanity cupboards  
Rhooper 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

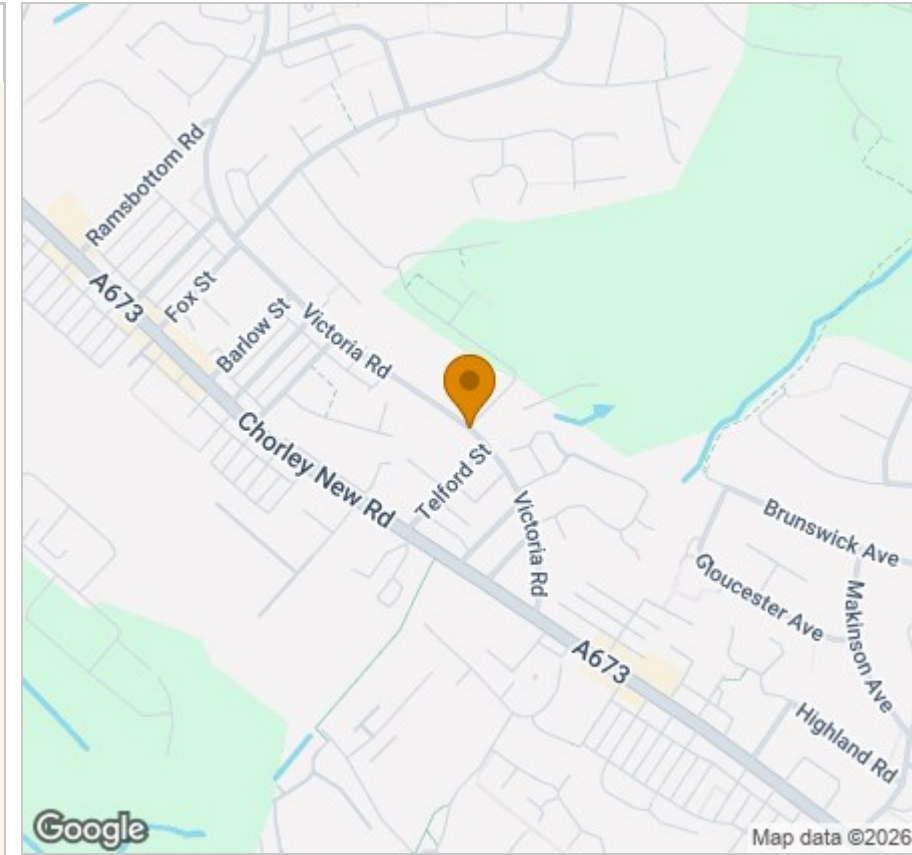
Aluminium canopy incorporating meter access cupboard to all plots  
Acheson & Glover 'Canterra Slate' paving to front and rear patio area  
Landscaped gardens including turf to front and rear  
Timber feather edged boundary fence to rear garden including personnel gate  
External tap to rear garden 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

- INCENTIVES AVAILABLE
- Four well-sized bedrooms
- 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

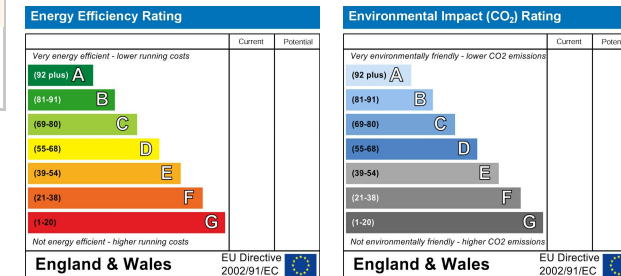
## Floor Plan



## 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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