

TwentyTwo05 Danner Lane

Horwich, Bolton, BL6 5PZ

Asking Price £725,000

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5% DEPOSIT CONTRIBUTION

At an impressive 2,205 square feet, this extraordinary multi-generational 6 bedroom home offers unparalleled versatility and space for modern family living. One of its standout features is a self-contained bungalow, complete with its own front and back doors, kitchen, living room, bathroom, and double bedroom.

With more families choosing to live together across generations, the right home can make a big difference. Whether it's space for aging parents, adult children, or simply a desire to stay connected, multi-generational living is reshaping what people look for in a property. They can counter the high cost of housing; eldercare needs and enable young adults to save up for their own dream home.

Northstone, with its design ethos, energy efficiency and thoughtfulness in its 'new, new build' homes has just completed its first home that can achieve all of this, in a sector that rarely considers the changing needs of families to its full extent and provides an alternative lifetime home for you and your wider family.

Specifications

.• Fully fitted kitchen with choice of colour for units and PVC worktop
• 'Haier/Hoover/Candy' integrated appliances to kitchen:
2 & 3 beds – oven (with air fryer), induction hob & fridge/freezer
4 & 5 beds – two ovens (with air fryer), induction hob, dishwasher & fridge/freezer
• 'Moduleo' flooring to kitchen, lootility, bathroom & ensuite
• Triple glazed windows
• Full height tiling to double shower enclosure, half height tiling behind sink and WC and two tile height tiling around bath
• Electric car charging port
• Landscaped front garden & turf to rear
• Shed to the rear garden (4 & 5 beds only)
• Carport with louvered roof (seventeen60 and twentyone05 types only)
• PV solar panels (only plots with gas central heating – check plots with Sales Executive)
• 'Ideal' air source heat pumps (only plots without gas central heating – check plots with Sales Executive
• 'Halo' intelligent home system
• 'Grain' hyperfast broadband available from move-in (subject to subscription fee)
• 10 year NHBC build warranty
• Property sold as FREEHOLD
(Specification & Plot prices subject to change – please check with the Sales Executive)



















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
Rhoper Rhodes 'Reflect' mirrored wall vanity cupboards
Rhoper 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

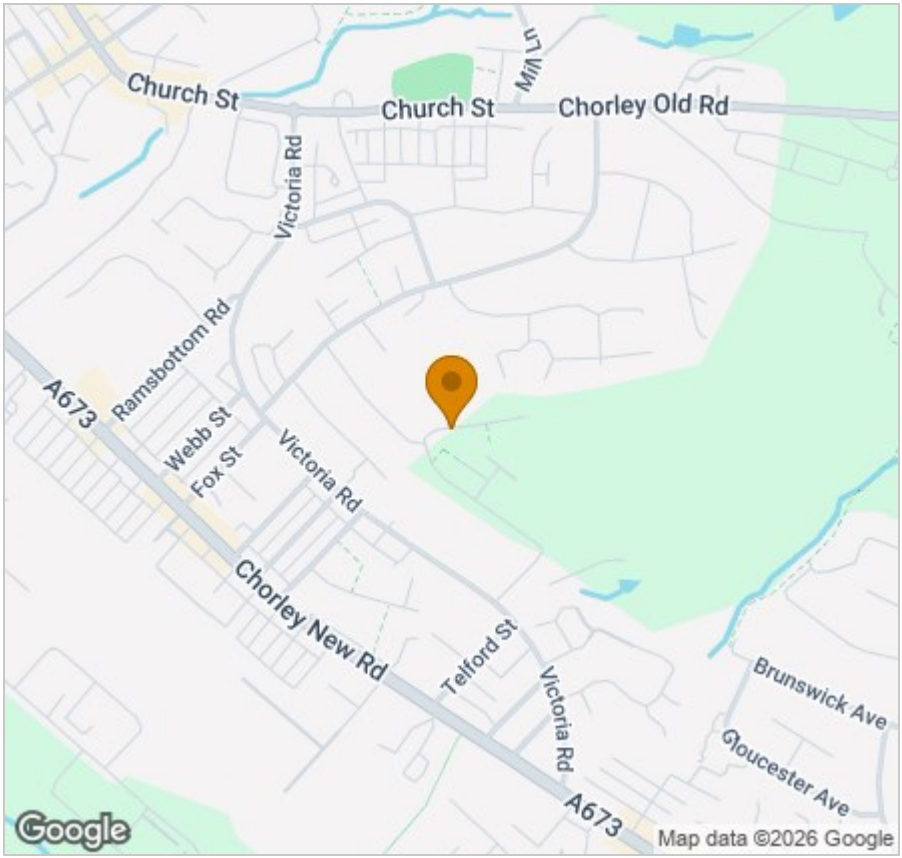
External
Aluminium canopy incorporating meter access cupboard to all plots
Acheson & Glover 'Canterra Slate' paving to front and rear patio area
Landscaped gardens including turf to front and rear
Timber feather edged boundary fence to rear garden including personnel gate
External tap to rear garden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

- 5% DEPOSIT CONTRIBUTION
- Six-bedroom family home
- Self-contained one-bedroom annexe Bungalow
- State-of-the-art kitchen with premium finishes
- Perfect for multi-generational living
- EPC rating A
- Luxurious master suite with ensuite
- Generous living and entertaining space

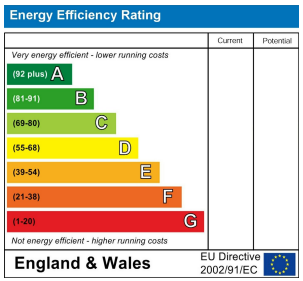
Floor Plan

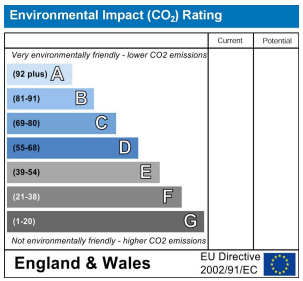


Area Map



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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