



RESIDE

BOLTON

Thirteen85 Danner Lane
Horwich, Bolton, BL6 5PZ

Offers In The Region Of £485,000



4



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Thirteen85 Danner Lane

Horwich, Bolton, BL6 5PZ

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.

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 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

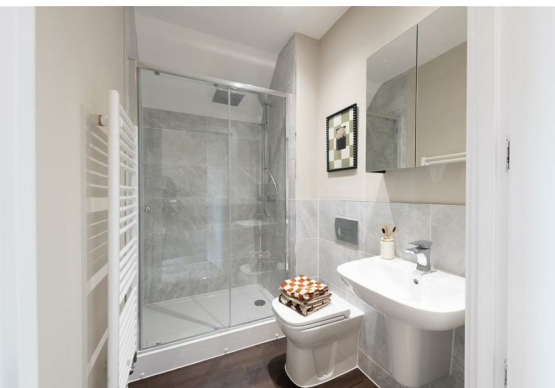
Recessed fire rated downlighters to bathrooms & kitchens
 Pendant lighting to living areas and bedrooms
 External light to porch and rear elevation
 Data cabling to data point in lounge and bedroom one
 Pulse hyper-fast fibre connectivity from Day One
 Mains powered smoke and heat alarms, carbon monoxide 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)



- Four well-sized bedrooms
- Contemporary open-plan living spaces
- 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



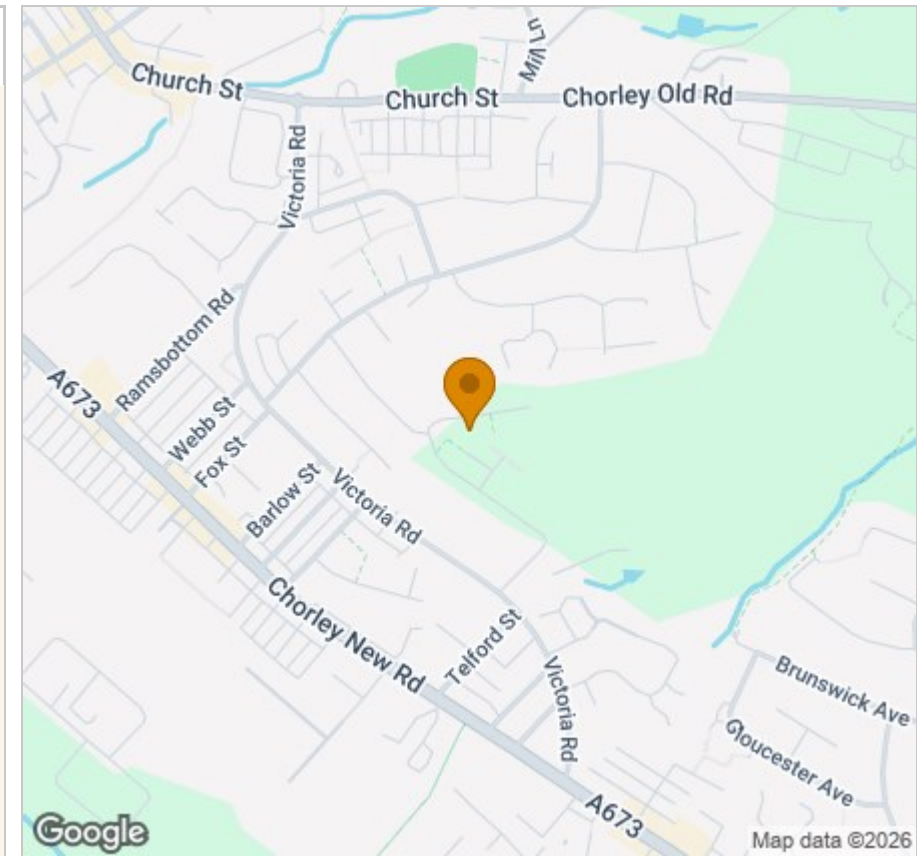
Viewing

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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Area Map



Energy Efficiency Graph

