



RESIDE
BOLTON



Plot 113 Danner Lane
Horwich, Bolton, BL6 5PH

Price £485,000



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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 'loutility' – a utility room and downstairs toilet – ensures practicality while maximizing space.

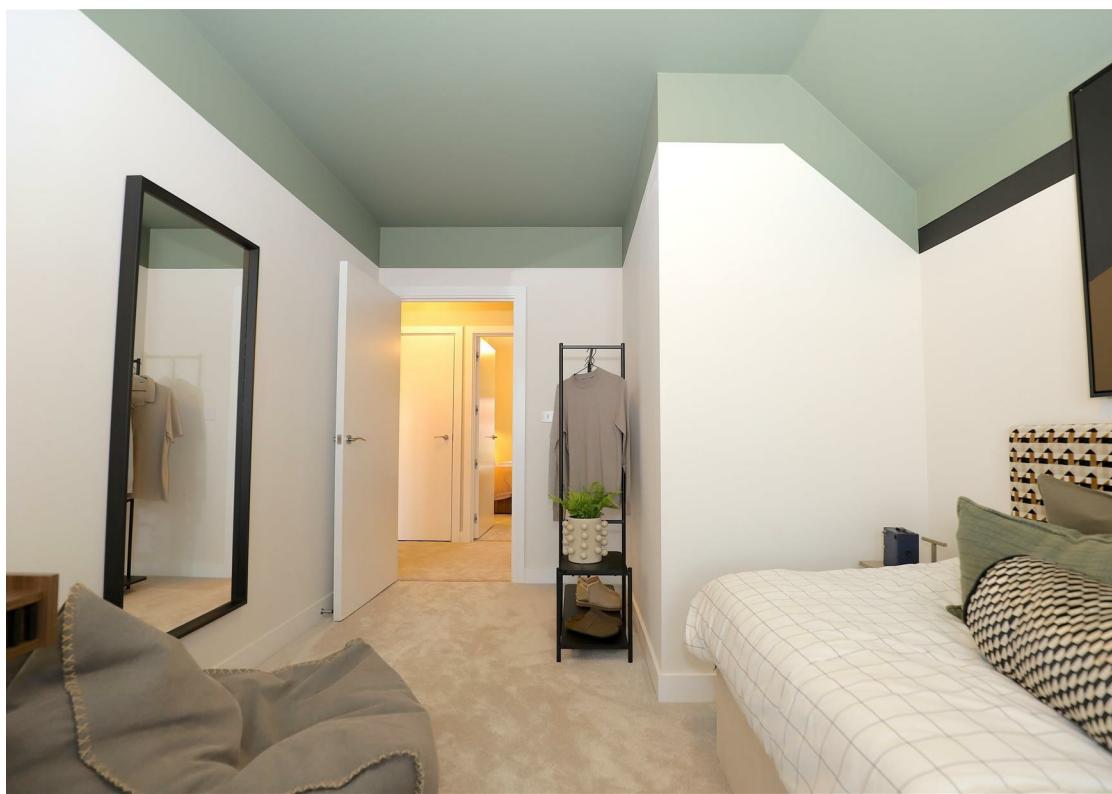
Upstairs, you'll find four generously sized bedrooms, including a master with an ensuite for added convenience and privacy. A spacious family bathroom completes the upper floor, making it perfect for modern family living.

upgraded flooring throughout - on selected plots only

Cynefin, Horwich

Cynefin in Horwich, is a contemporary new-build residential community by award-winning developer Northstone, set on the former Horwich Golf Club site and offering a mix of stylish 2–6 bedroom homes. It's perfectly placed just off Victoria Road with peaceful countryside views of the West Pennine Moors yet only minutes from Horwich town centre's shops, cafés and amenities, easy access to Middlebrook Retail Park's shops and leisure options, and excellent commuter connections via the M61 and Horwich Parkway station with frequent trains into Manchester.

- Four double bedrooms
- En-suite to master bedroom
- Triple glazed windows
- High ceilings



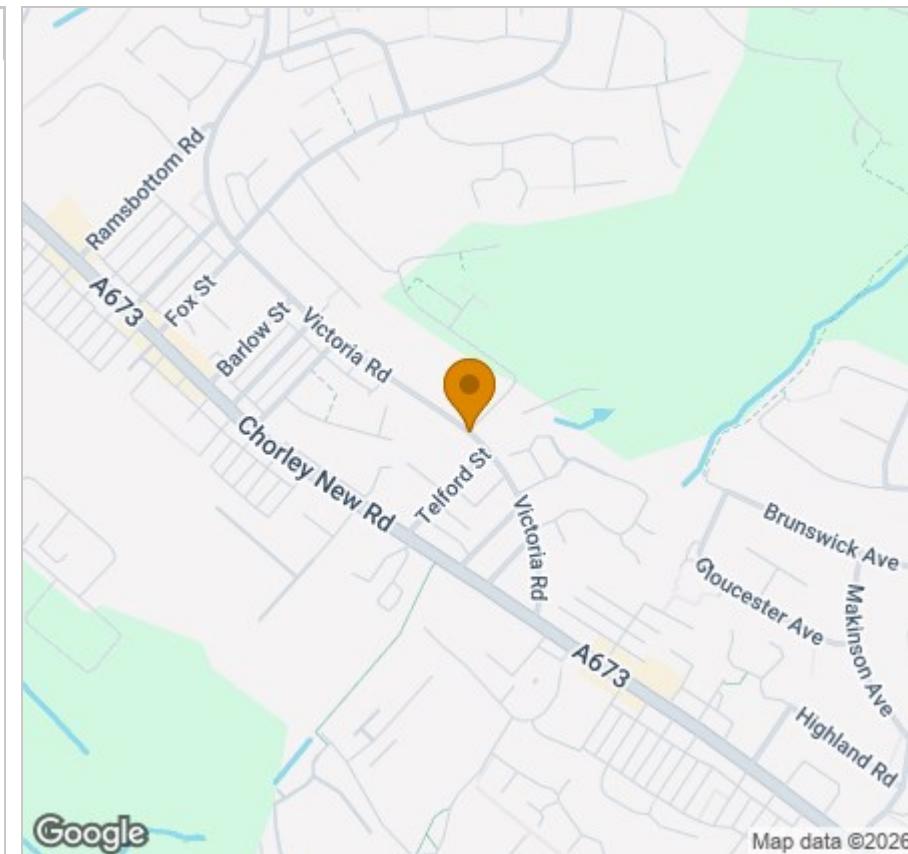


- Shed included to rear garden
- EPC Rating TBC
- High spec kitchen with appliances
- Close to local amenities
- Upgraded flooring throughout*

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.

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