

Thirteen85 Cynefin Danner Lane

Horwich, Bolton, BL6 5PZ

Asking Price £450,000

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Offering 1,385 sq ft of thoughtfully designed accommodation, this impressive four-bedroom home combines modern style, generous living space and practical features, making it ideal for family living.

At the heart of the home is a spacious kitchen and dining area, complete with a breakfast bar, providing the perfect setting for family meals, entertaining and everyday living. A welcoming lounge offers a comfortable space to relax and unwind.

The ground floor also benefits from a clever 'lootility' room, combining a utility area with a convenient downstairs WC to maximise practicality without compromising on space.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A contemporary family bathroom completes the first floor.

Externally, the property benefits from three allocated on-site parking spaces, adding further convenience to this well-appointed family home.

Specifications

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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

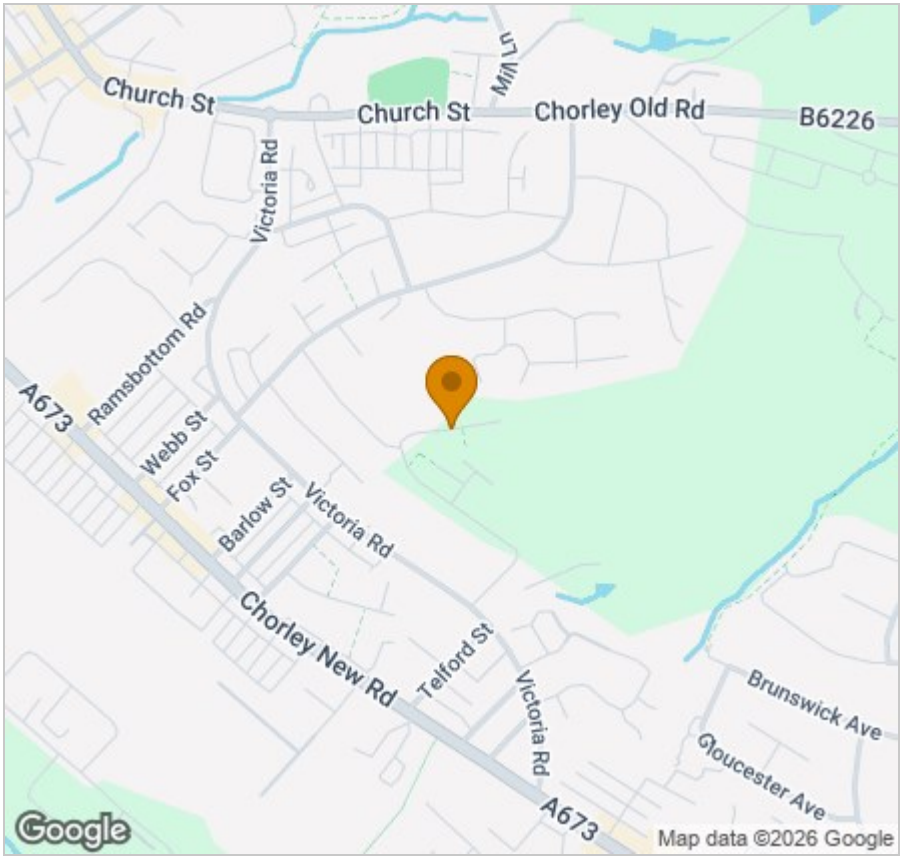
Aluminium canopy incorporating meter access cupboard to all plots
Acheson & Glover ‘Canterra Slate’ paving to front and rear patio area
Landscaped gardens including turf to front and rear
Timber feather edged boundary fence to rear garden including personnel gate
External tap to rear garden
Agate grey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

- FLOORING UPGRADE INCLUDED
- 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

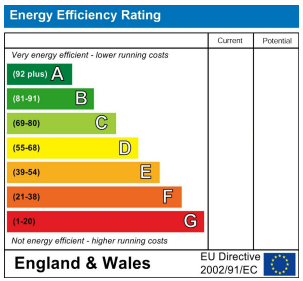
Floor Plan

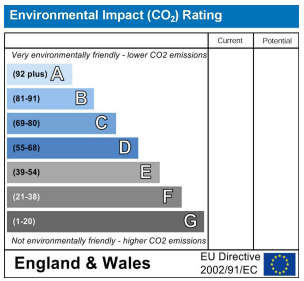


Area Map



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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