

Cynefin Danner Lane

Horwich, Bolton, BL6 5PZ

Asking Price £725,000

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5% DEPOSIT CONTRIBUTION or STAMP DUTY PAID

Spacious 6 bedroom family home with self-contained annexe offering over 2,205 sq ft of versatile living space, this exceptional home is perfectly suited to modern family life.

A standout feature is the fully self-contained annexe, complete with its own front and rear entrances, kitchen, living room, bathroom, and double bedroom. Ideal for multi-generational living, independent teenagers, guests, or as a potential rental opportunity, it provides outstanding flexibility.

The main house features a spacious kitchen with adjoining utility room, a generous living room, and a versatile ground-floor ensuite bedroom that could serve as a guest suite, home office, or playroom. Upstairs, the impressive master bedroom benefits from an ensuite, while the remaining well-proportioned double bedrooms provide ample space for the whole family.

Combining generous accommodation with exceptional versatility, this is a superb home that can adapt to a wide range of lifestyles and family needs.

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

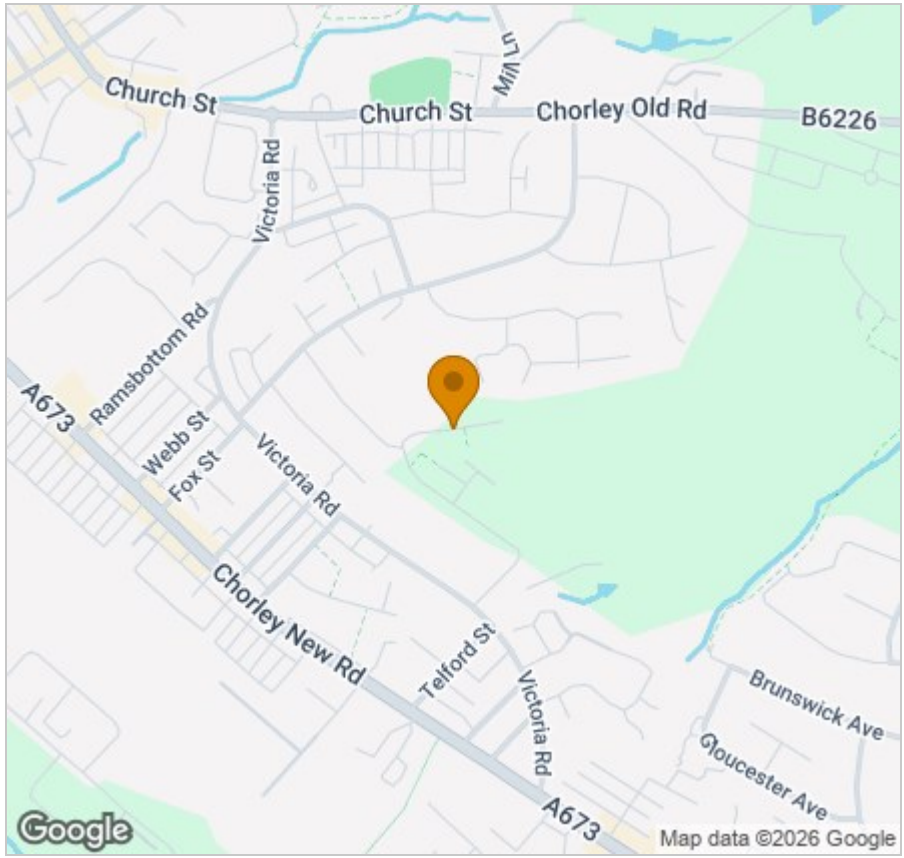
Aluminium canopy incorporating meter access cupboard to all plots
Acheson & Glover ‘Canterra Slate’ paving to front and rear patio area
Landscaped gardens including turf to front and rear
Timber feather edged boundary fence to rear garden including personnel gate
External tap to rear garden
Agate grey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

- 5% DEPOSIT CONTRIBUTION
- Six-bedroom family home
- Self-contained one-bedroom annexe
- 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

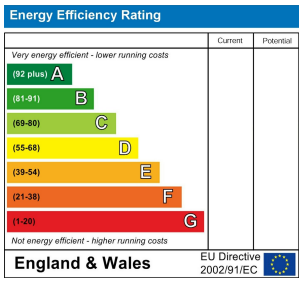
Floor Plan

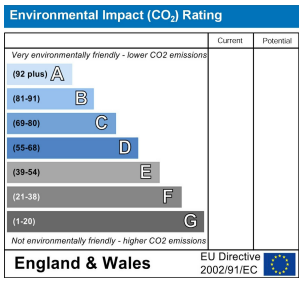


Area Map



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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