



RESIDE  
BOLTON



Home 111 Danner Lane  
Horwich, Bolton, BL6 5PZ

**Price £725,000**



# Home 111 Danner Lane

Horwich, Bolton, BL6 5PZ

## 5% DEPOSIT CONTRIBUTION

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

### 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



## Viewing

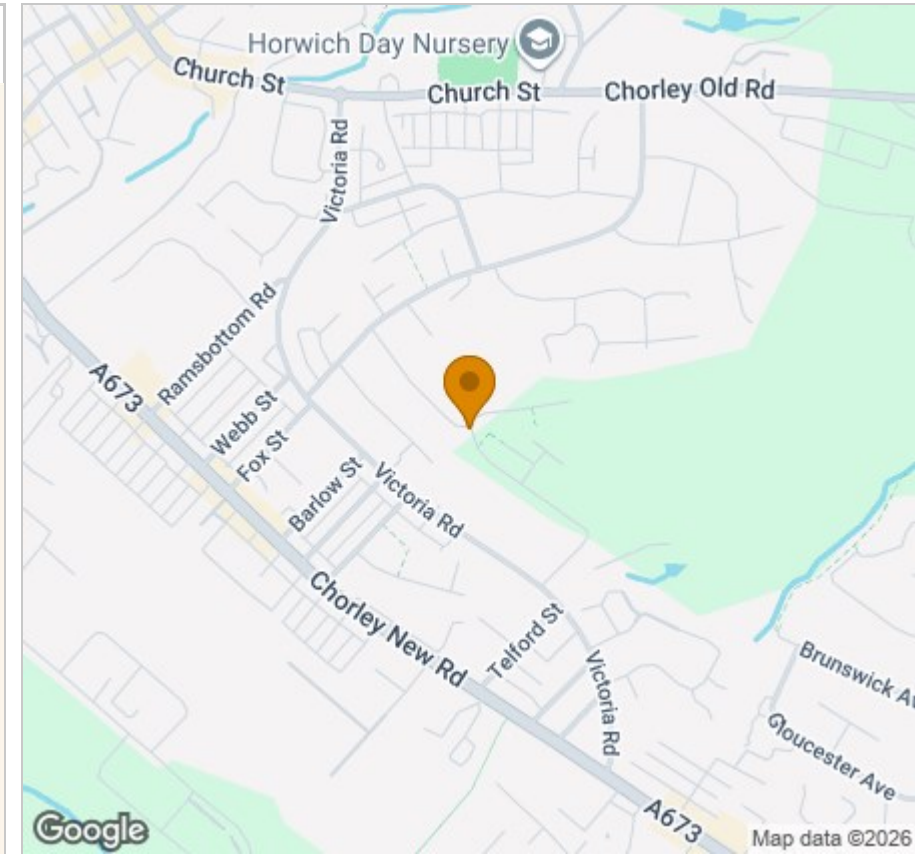
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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Le Mans Place Barn Street, Bolton, BL1 1DJ

Tel: 01204 914 808 Email: [hello@residebolton.com](mailto:hello@residebolton.com) [www.residebolton.com](http://www.residebolton.com)

## Area Map



## Energy Efficiency Graph

