



35 Reynolds Drive, Bolton  
£325,000

**Miller Metcalfe**  
*Every step of the way*

# 35 Reynolds Drive

Bolton, Bolton

*Detached True Bungalow | Generous Plot Full of Potential | No Onward Chain*

Welcome to Reynolds Drive, a quiet and peaceful cul-de-sac located just off Newbrook Road in the ever-popular area of Over Hulton. This much loved family home has been cherished for many years and now presents an exciting opportunity for a new owner to make it their own, with genuine potential to extend (subject to the relevant planning permissions).

Unlike many bungalows, this property offers an impressive amount of space throughout, featuring a bright and airy lounge, three well-proportioned bedrooms and a large, equally impressive kitchen to the rear. The sense of space continues outside, where the property sits on a sizeable plot with gardens to both sides, offering excellent privacy and enjoying sunlight for much of the day - ideal for relaxing, entertaining or further enhancing the outdoor space. There is also off-road parking and a detached garage.

A wide range of amenities are close at hand, including shops, supermarkets and leisure facilities. For those who enjoy the outdoors, a variety of popular walking routes are just minutes away. Commuters are also well catered for, with a nearby motorway junction providing convenient access to Manchester and beyond.

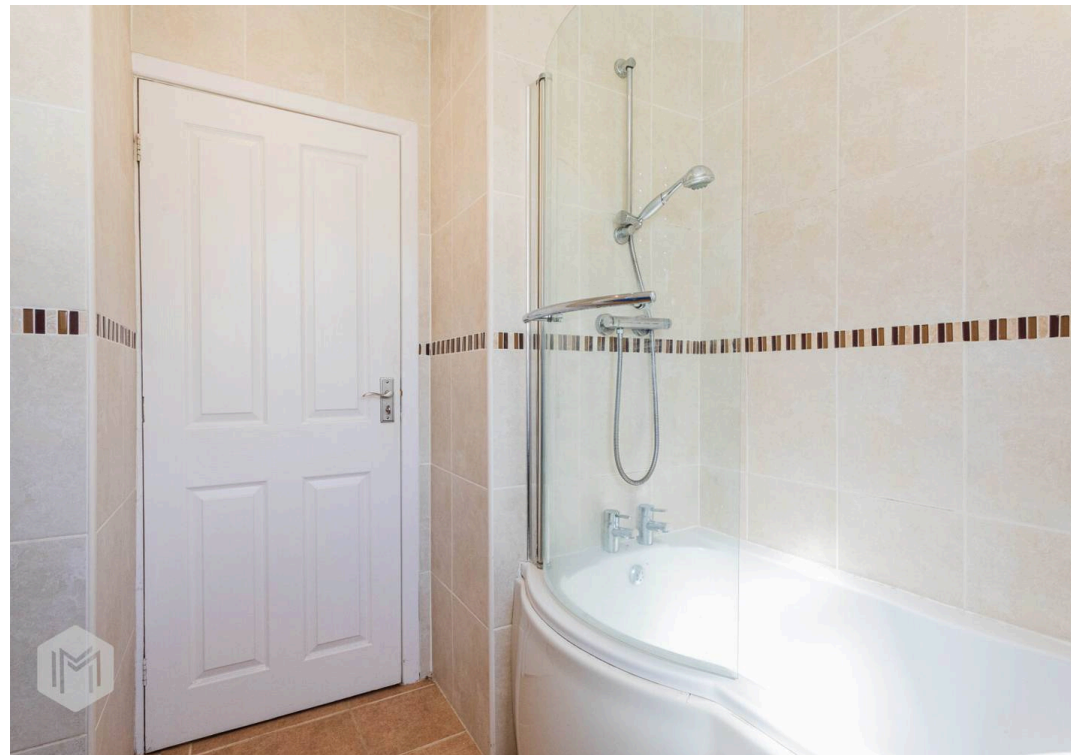
In brief, the accommodation comprises an entrance door leading into a bright, warm and welcoming hallway. To the left, there are three bedrooms, two of which are comfortable doubles alongside a third single bedroom. To the front sits a light and spacious lounge, while adjacent is a well-appointed fitted kitchen featuring a range of base and eye-level units. A fitted bathroom suite completes the internal accommodation.

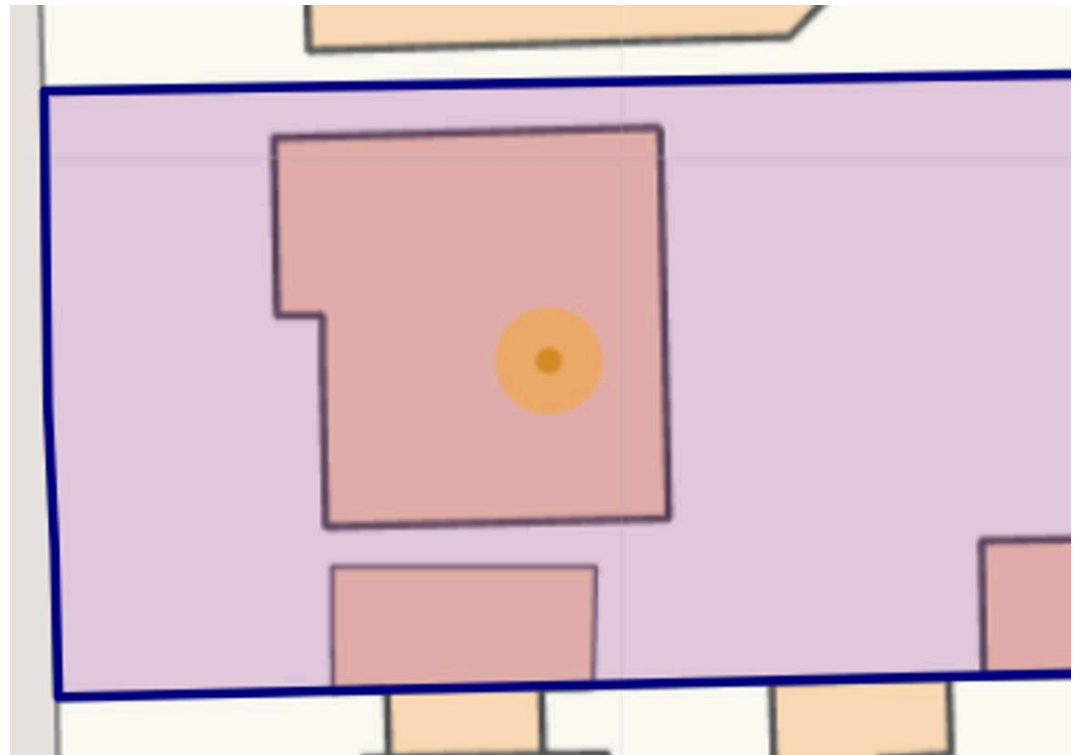
Council Tax band: D

Tenure: Leasehold

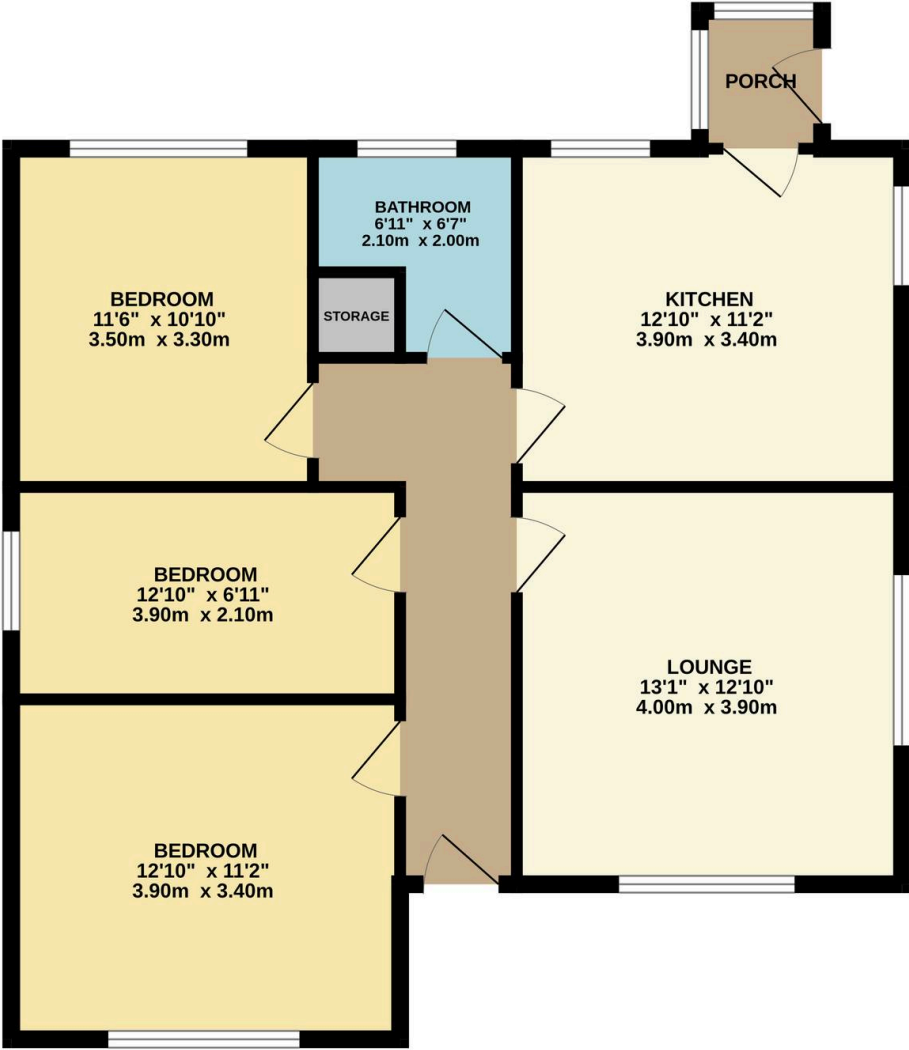








GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miller Metcalfe - Bolton

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