



3 Bryony Gardens, Bolton

Offers Over £600,000

Miller Metcalfe
Every step of the way

3 Bryony Gardens

Bolton

Looking for privacy, space and luxury living that's truly family-ready? Welcome to Bryony Gardens – an exclusive gated development offering all this and more. Tucked away in a peaceful, tree-lined enclave just off Junction Road, Bryony Gardens is a private hamlet of only three executive homes. Number 3 is a standout – offering exceptional proportions, immaculate presentation, and the kind of flexibility modern family life requires. From the moment you arrive, you'll feel at home. Set behind secure gates, the property enjoys complete privacy and tranquility, with beautifully maintained gardens wrapping around the house and a particularly secluded rear garden – perfect for children to play safely or for relaxing in peace. Step inside and discover over three generous floors of thoughtfully designed living space. The ground floor alone boasts three versatile reception rooms, ideal for both formal entertaining and relaxed family life. A light-filled lounge and separate dining room are complemented by a cosy snug or playroom – giving every member of the family space to unwind. At the heart of the home lies a spectacular kitchen/diner, fitted with an abundance of sleek units and integrated appliances – an inspiring hub for family meals and entertaining guests. A separate utility room keeps daily chores tucked away. Upstairs, the sense of space continues. The first floor features four generously sized double bedrooms, including one with en-suite, along with a stylish family bathroom. Head up again to the top floor where the master suite awaits – a serene retreat filled with natural light, complete with its own luxurious en-suite. There's also a sixth bedroom, currently used as a study – perfect for home working or a nursery. Set on a substantial and commanding plot, this home offers ample off-road parking, a double garage, and gardens on all sides, giving you room to grow and breathe both inside and out and there is also a EV charging point. The location is ideal for families – Ladybridge High School is just around the corner, and you'll find excellent local amenities including shops, supermarkets, and leisure facilities all nearby. With superb transport links to Bolton, Bury, Manchester and beyond, commuting is effortless. Rarely does a home of this calibre and space come to market. Bryony Gardens offers an exceptional blend of privacy, practicality and prestige – the perfect forever home for the modern family.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

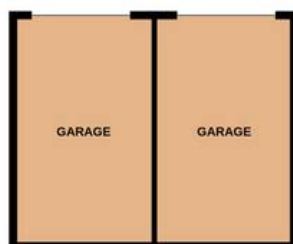
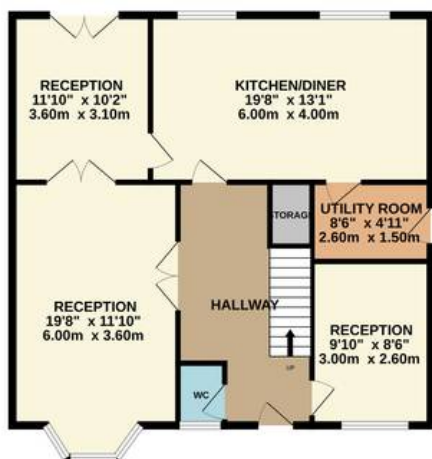




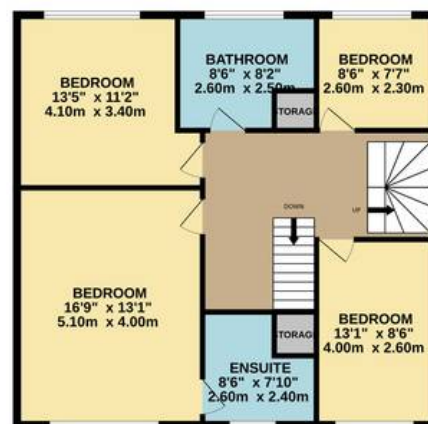




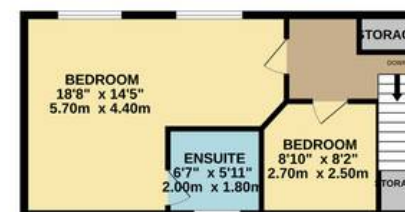
GROUND FLOOR
1231 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 2519 sq.ft. (234.0 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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