



**GASCOIGNE
HALMAN**

ROCK GARTH, CHESTER ROAD, DARESURY

THE AREAS LEADING ESTATE AGENT



ROCK GARTH, CHESTER ROAD, DARESBUY

Set within the charming and sought-after setting of Daresbury Village, this distinctive detached bungalow enjoys an enviable position surrounded by open countryside, offering far-reaching rural views and a wonderful sense of privacy.

Occupying a generous plot, the property presents an exciting opportunity for a range of buyers. Whether you are looking to fully refurbish and modernise, extend to create a more substantial home, or explore the potential for redevelopment with a brand-new build (subject to the necessary planning permissions), this home offers exceptional flexibility in a truly picturesque location.

The existing accommodation is well laid out and full of natural light. A welcoming sun room provides an attractive entrance, perfectly framing views over the front garden. This leads through to a central entrance hall, from which the main living spaces can be accessed.

There are two separate reception rooms, offering versatile living or bedroom arrangements. The lounge is positioned to the front, enjoying pleasant garden views, while the dining room features direct access to a side patio - ideal for indoor-outdoor entertaining or could be used as a third bedroom. The kitchen is located to the rear and benefits from delightful views across open fields, enhancing the sense of countryside living. A useful utility/store area and rear hallway provide additional practicality and access to the outside.

The bungalow offers three bedrooms, one of which is currently used as a dining room, served by a main bathroom, completing the internal accommodation.

While the property would benefit from modernisation throughout, it represents a rare opportunity to create a bespoke home tailored to individual tastes - a true blank canvas in an exceptional setting.

Externally, a substantial driveway provides ample off-road parking and leads to a detached garage which has been recently fitted with a new roof. The surrounding gardens are mainly laid to lawn, wrapping around the property and offering excellent outdoor space. To the rear, the garden enjoys uninterrupted views over open farmland, further enhancing the peaceful and rural atmosphere.

Offered to the market with no onward chain, this is a unique opportunity to acquire a property with significant potential in one of the area's most desirable village locations.





LOCATION

Daresbury village boasts first-class access to shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: WA4 4AJ

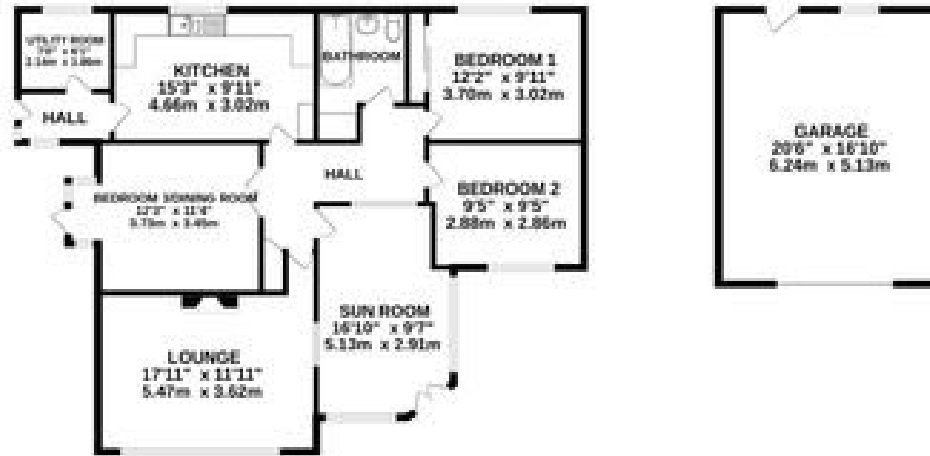
TENURE

Freehold

LOCAL AUTHORITY

Halton BC - Council Tax Band F

GROUND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.
Measurements are approximate. For more details, please contact the agent.

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