



53 Forest Road, Cuddington  
Northwich

£625,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 53 Forest Road

Cuddington, Northwich

An exceptional detached single-storey residence occupying a generous mature plot within a highly regarded and secluded yet convenient setting, offering beautifully appointed and exceptionally well maintained accommodation of impressive proportions, ideal for both growing families and those seeking spacious lateral living without compromise.

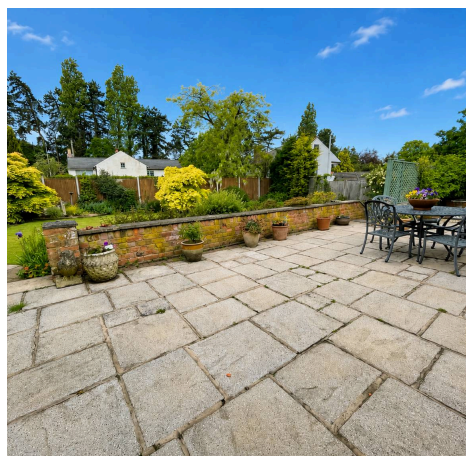
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Exceptional Detached Bungalow
- Highly Regarded & Secluded Position
- Generous Mature Plot with Gated Entrance
- Versatile Three/Four Bedroom Accommodation
- Two Well-Appointed Bathrooms
- Fabulous Living Room with Log Burner
- Superb Conservatory Overlooking Rear Garden
- Stylish Recently Updated Dining Kitchen
- Detached Double Garage, Workshop & Inspection Pit
- Exciting Future Extension Potential Subject to Planning



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This delightful bungalow provides versatile three/four bedroom, two bathroom accommodation, thoughtfully arranged to create a superb balance of formal and informal living space. A particularly attractive feature is the warm and inviting principal reception room, perfectly suited to entertaining and day-to-day family life, complete with log-burner and double doors opening onto the external entertaining terrace. Additional French doors lead into a fabulous conservatory overlooking the landscaped rear garden, flooding the accommodation with natural light and creating an ideal connection between inside and out.

At the heart of the home is a recently updated and stylish fitted dining kitchen, finished to an excellent standard and complemented by a Velux style skylight above the dining area. The kitchen is further enhanced by a separate utility room. Opposite, there is a generous and particularly versatile dining/family room which, if required, could also serve as a fourth double bedroom.

All bedrooms are of an excellent size and benefit from fitted wardrobes, with the principal bedroom benefitting from an En-suite, further enhancing the practicality and flexibility of the accommodation. The remaining bedrooms are served by a well-appointed shower-room. The property has recently been comprehensively improved and meticulously maintained throughout, with works carried out sympathetically to the original design and finished to an exacting standard.



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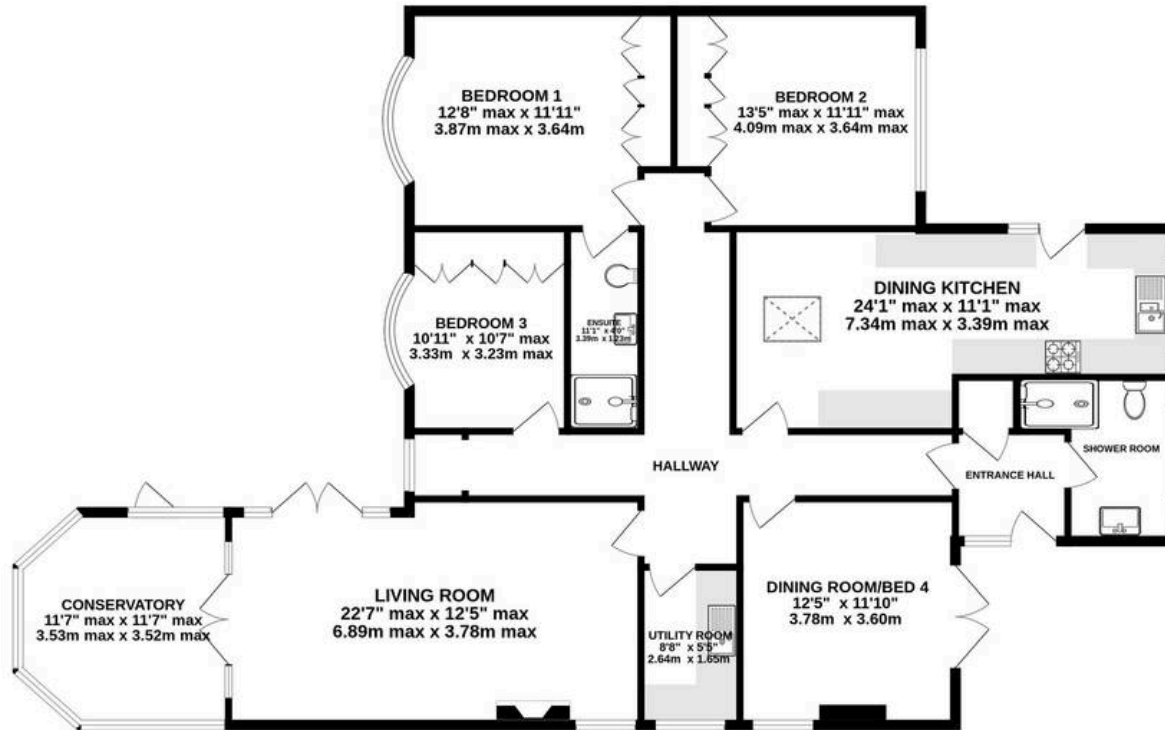
Externally, the property continues to impress. A private driveway leads to a gated entrance opening onto a substantial parking area and detached double garage complete with inspection pit, together with an adjoining workshop and covered area, offering tremendous versatility for vehicle enthusiasts, hobbyists, storage, or those requiring work-from-home space. The private enclosed mature rear gardens are beautifully tended and provide an attractive and peaceful setting for outdoor entertaining and family enjoyment.

Importantly, the property also offers exciting future potential, with scope to create additional first floor accommodation and significantly increase the overall square footage, subject to obtaining the relevant planning consents. This opportunity is likely to appeal strongly to purchasers seeking a long-term family home capable of evolving with changing requirements.

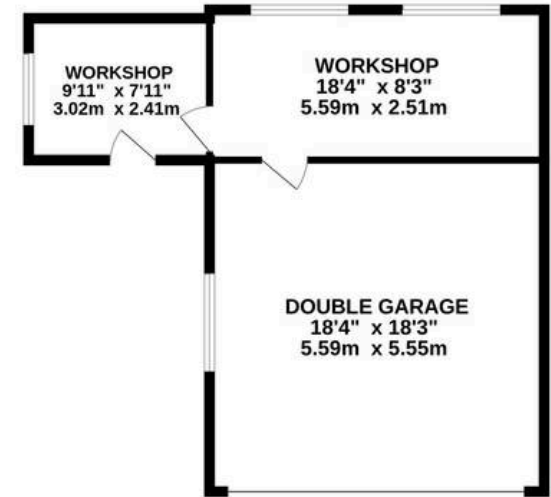
Cuddington and neighbouring Sandiway offer a comprehensive range of local amenities including highly regarded primary schools, shops, wine store, parish church, post office, doctor's surgery and library. Recreational facilities include tennis courts, bowling green and a number of renowned golf courses nearby including Delamere, Sandiway and Whitegate. The surrounding area is ideal for countryside walks, with Whitegate Way and Delamere Forest both easily accessible.



GROUND FLOOR  
1597 sq.ft. (148.4 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 2160 sq.ft. (200.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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