



## **Maria B Evans Estate Agents Limited**

---

**Rookery Bungalow, Dungeon Lane, Dalton, WN8 7RH**

**Offers in the region of £700,000**



- Charming three-bedroom detached true bungalow
- Set in approximately half an acre of mature gardens
- Renovated to include new electrics and central heating
- Located near scenic footpaths with multiple walking routes
- Spacious dining kitchen and separate utility room
- Dual aspect living room and spacious well-designed layout
- Modern bathroom plus shower room and cloakroom
- Cobble-effect driveway with parking for several vehicles
- Idyllic rural setting of tranquil, secluded grounds
- Close to Parbold village and amenities
- Easy access to various commuter transport links

Rookery Bungalow, located in the tranquil countryside of Dalton offers a unique opportunity to live amidst nature without sacrificing convenience. Surrounded by half an acre of beautifully landscaped gardens and nestled in a quiet, rural setting, this charming three-bedroom detached true bungalow is an ideal retreat for those who appreciate peace, privacy, and stunning views.

The property has undergone a comprehensive renovation, including new electrics, a full central heating system, complete replastering, and enhanced insulation ensuring warmth and energy efficiency throughout the home.



For outdoor lovers and dog owners, the location couldn't be better. Footpaths offer multiple walking loops from 20 minutes to over an hour and beyond, with easy access across fields to the canal for a scenic stroll to Parbold—perfect for grabbing a coffee or enjoying a meal. Whether it's basking in the sun, relaxing in shaded corners, or enjoying al fresco dining with friends, the garden provides multiple peaceful spots to unwind, sheltered from the wind and not overlooked by any neighbours.

The bungalow itself is approached via a cobble-effect block-paved driveway, which provides parking for up to five or six vehicles and leads you to the rear entrance—the main access point for the property. From here, step into a welcoming porch that connects directly to the utility room, cloakroom, and wet-room style shower room, all of which are fully tiled and well-designed.



The spacious kitchen is located just off the utility, and features a wide range of cabinetry, a peninsula breakfast bar, and modern appliances, making it a wonderful space for cooking and entertaining.





The dual-aspect living room is bright and airy, offering scenic garden views and a cozy setting for relaxation or socializing.



From the living room, you can access a looping hallway, which offers convenient access to the two secondary double bedrooms, the family bathroom complete with a luxury claw-foot roll-top bath.



A third flexible room currently used as a children's playroom could easily be adapted to suit your needs, whether as an office, play area, or additional living space.



At the end of the hallway, you'll find the master bedroom, which is particularly spacious and offers wonderful views of the garden and surrounding fields. The room is also fitted with extra deep built-in wardrobes that provide an abundance of storage.



A major highlight of the property is the large loft space, offering excellent storage and significant potential for conversion (subject to planning permission)—ideal for those looking to add further living space.

The bathroom features a traditional white suite, with a luxury claw-foot roll-top bath, perfect for a relaxing soak.



The entire property is double-glazed, with gas central heating throughout, ensuring year-round comfort.





Externally, the gardens are the true standout feature of Rookery Bungalow. Enclosed by hedgerows and boasting a variety of evergreen and flowering shrubs, the gardens offer a peaceful, private oasis. A summer house provides the perfect spot to relax and enjoy the natural surroundings, while flagstone pathways wind their way through the grounds, leading to hidden seating areas, a children's Wendy house, and a timber store shed. The large sun terrace is perfect for outdoor dining, while the garden's sheltered nature ensures that you can enjoy the outdoors, no matter the season.

In short, Rookery Bungalow offers an ideal rural setting for those seeking peace and privacy, with excellent walking routes, dog-friendly spaces, and easy access to nearby villages and transport links. It truly is the best of both worlds: a peaceful countryside retreat with everything you need just a short distance away.

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is Borough Council**

**The EPC rating is C**

**The Council Tax Band is E**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.