





26 Douglas Park, Atherton, M46 9EE

£450,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning FREEHOLD executive four bedroom detached property positioned within the very sought after and picturesque Douglas Park development in Atherton. Douglas Park is within conveniently close proximity of Atherton Train Station and properties on this small development are in high demand and are rarely available. With generous family accommodation together with flawless presentation, parking and lovely private rear gardens, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access to a handy downstairs cloakroom and stylish, well proportioned sitting room. The rear of the property has been designed to be open plan to create excellent family dining and entertainment space with bi folds to the garden. The gorgeous modern kitchen is complete with a range of integrated appliances. To the first floor are four generous bedrooms and a lovely modern bathroom. The master bedroom boasts a fantastic modern en suite shower room. Outside, the front gardens are open plan and provide ample off road parking in front of the detached garage. The generous enclosed rear gardens are well presented and are laid to lawn with paved and decked patios with a variety of features. These gardens back onto fields and are not overlooked to the rear creating an excellent degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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