




## 34 Douglas Park, Atherton, M46 9EE


### Offers in excess of £500,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended executive detached property positioned in one of Atherton's most desirable locations. This amazing home is a true credit to the current owners and boasts fantastic family accommodation together with ample parking, double garage and gorgeous open aspect views. Located at the end of a quiet cul de sac this property has amazing kerb appeal with a glazed front elevation and early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into a well proportioned sitting room. To the rear sits the fantastic modern kitchen, separate dining room and separate lounge. The rooms have French doors opening into the rear gardens and give a lovely open plan feel ideal for any family or entertainers. A handy cloakroom and useful study completes the ground floor. To the first floor are four fantastic bedrooms. The master bedroom sits to the front with glazed front elevation and en suite and to the rear is an excellent double bedroom also finished with en suite shower room and Juliet balcony taking advantage of the amazing views. A modern family bathroom completes the accommodation on offer. Outside, there is ample off road parking in front of the detached double garage. The enclosed rear gardens are well presented, relatively low maintenance and back onto fields providing an excellent degree of privacy.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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