



## Douglas Park, Atherton M46 9EE

£450,000

*This stunning four-bedroom detached home is located in the highly sought-after Douglas Park development in Atherton, offering a perfect blend of modern living and convenience.*

*Situated within walking distance of well-regarded local primary schools, a park, a café, shops, and the train station, it's an ideal home for families and commuters alike. With motorway links and Atherton town centre just a short drive away, this property provides excellent connectivity. Upon entering, the welcoming hallway features a storage cupboard and a WC for added practicality. The spacious lounge offers a cozy yet stylish retreat, while the heart of the home is the extended kitchen/dining/family room. This impressive space is perfect for entertaining, boasting bifold doors that open seamlessly to the rear garden, allowing for an abundance of natural light. Upstairs, there are four bedrooms, with the fourth currently being used as a walk-in wardrobe. The master bedroom benefits from a modern en-suite, while the family bathroom serves the remaining bedrooms. Externally, the property features a driveway to the front, providing ample off-road parking, a lawn and garage. The rear garden is designed for low-maintenance outdoor living, complete with a patio area, artificial grass, and a decking space, all enjoying an open aspect to the rear.*

*This beautifully presented home offers modern design, fantastic living space, and an excellent location, making it a perfect choice for families and professionals alike.*

- OPEN ASPECT TO REAR
- LONG DRIVEWAY
- OPEN PLAN KITCHEN/DINING/FAMILY
- ENSUITE TO MASTER
- SOUGHT AFTER AREA
- CLOSE TO TRAIN STATION

### **Hallway**

5.055 UPVC double glazed door, ceiling light point, wall mounted radiator, laminate flooring, storage cupboard.

### **Lounge**

17' 8" x 10' 11" (5.377m x 3.335m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed windows x 2, carpeted flooring.

### **Kitchen/Dining/Family room**

26' 7" x 17' 6" (8.101m x 5.345m) UPVC double glazed bi folds, spotlights, wall mounted radiator x 4, 2 x Velux windows, breakfast bar, laminate flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer, part tiled walls, integrated dishwasher.

### **WC**

Ceiling light point, heated towel rail, UPVC double glazed window, lino flooring, basin, WC.

### **Stairs/Landing**

Ceiling light point, wall mounted radiator, carpeted flooring, loft hatch (ladders, light and boarded)

### **Bedroom One**

10' 7" x 11' 2" (3.222m x 3.400m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring.

### **Ensuite**

Ceiling light point, heated towel rail, UPVC double glazed window, lino flooring, WC, basin, shower, tiled walls and storage.

### **Bedroom Two**

12' 5" x 10' 6" (3.791m x 3.191m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring.





### **Bedroom Three**

9' 6" x 6' 9" (2.902m x 2.068m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring.

### **Bedroom Four**

8' 1" x 6' 11" (2.471m x 2.107m) Ceiling light point, wall mounted radiator, UPVC double glazed window, fitted wardrobes.

### **Bathroom**

8' 0" x 5' 11" (2.429m x 1.806m) Ceiling light point, heated towel rail, wooden round window, tiled flooring, basin, WC, bath, tiled walls.

### **Outside**

#### **Front**

Driveway, lawn, garage.

#### **Rear**

Patio area, artificial grass, decking, open aspect.

### **Council Tax Band**

E

### **Tenure**

Freehold

### **Other Information**

Is the water supply mains or private? Mains Parking arrangements? Private Driveway Is there a flooding risk? No Have you had any coal mining issues at your property or on the street? No Type of broadband i.e. wire, cable, FTTC, FTTP? Full Fibre 150 Is there any restrictions on the covenant? No Is the property of standard construction? Yes Are there any public rights of way? No Safety issues? No









Energy performance certificate (EPC)

26 Douglas Park  
Aderton  
MANCHESTER  
M14 6EE

Energy rating

C

Valid until: 24 February 2035

Certificate number: 2358-3047-8202-8205-2200

Property type

Detached house

Total floor area

82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

74 C

85 B

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

Ground Floor

Lounge  
5.39m x 3.34m  
(17'8" x 10'11")

Kitchen/Dining/Family Room  
5.39m x 8.72m  
(17'8" x 28'7")

Entrance Hall

WC  
1.75m (5'9") max  
x 1.55m (5'1") max

Store

First Floor

Bedroom  
3.20m x 3.34m  
(10'6" x 10'11")

En-suite  
2.29m (7'6") max  
x 1.77m (5'9") max

Store

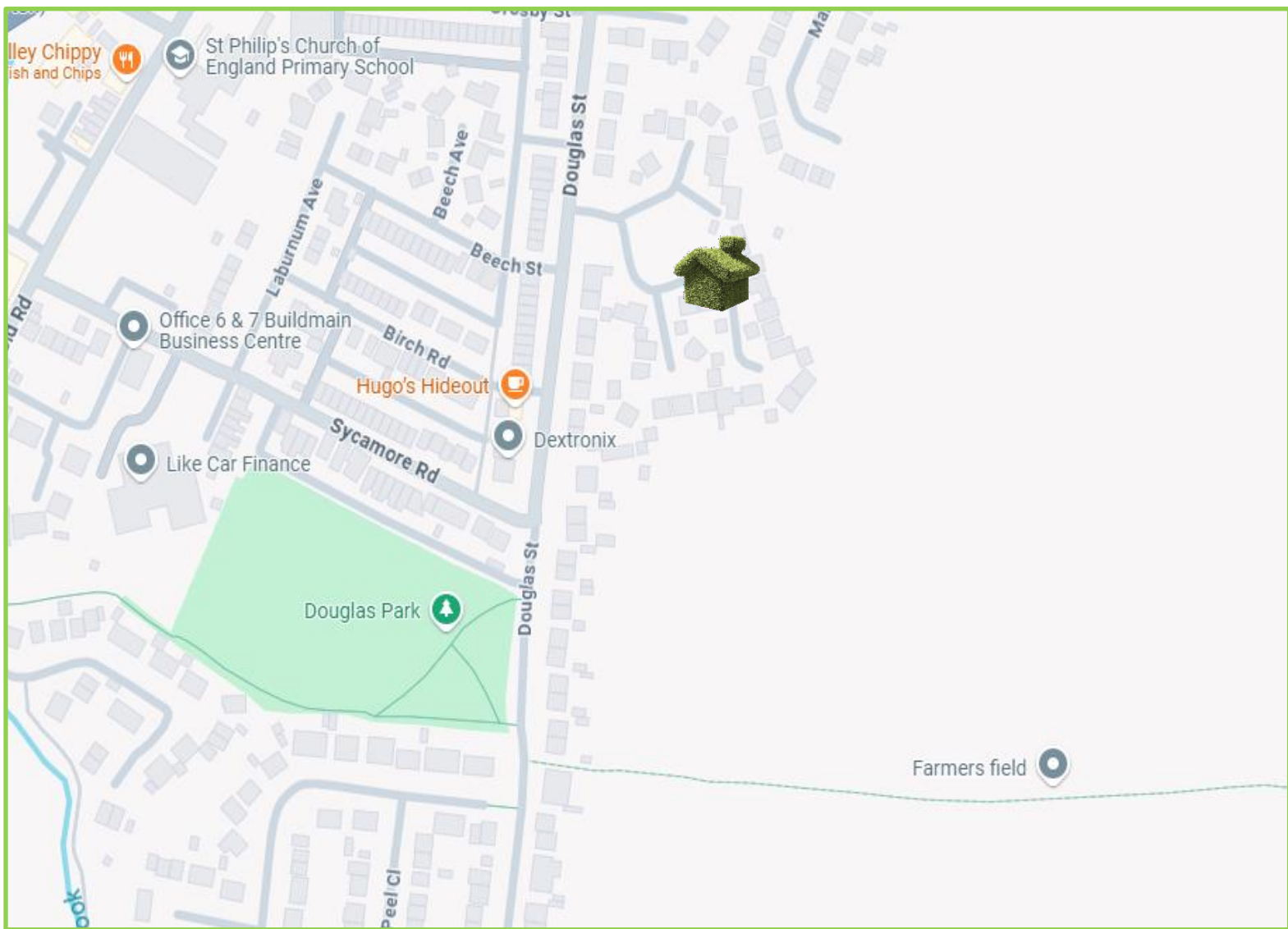
Bedroom  
3.19m (10'6")  
x 4.06m (13'4") max

Bedroom  
2.00m x 2.47m  
(6'10" x 8'1")

Landing

Bathroom  
1.75m x 2.64m  
(5'9" x 8'8")

Total area: approx. 120.5 sq. metres (1296.7 sq. feet)



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

*Viewing of this property is strictly by appointment through Stone Cross Estate Agents.*

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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