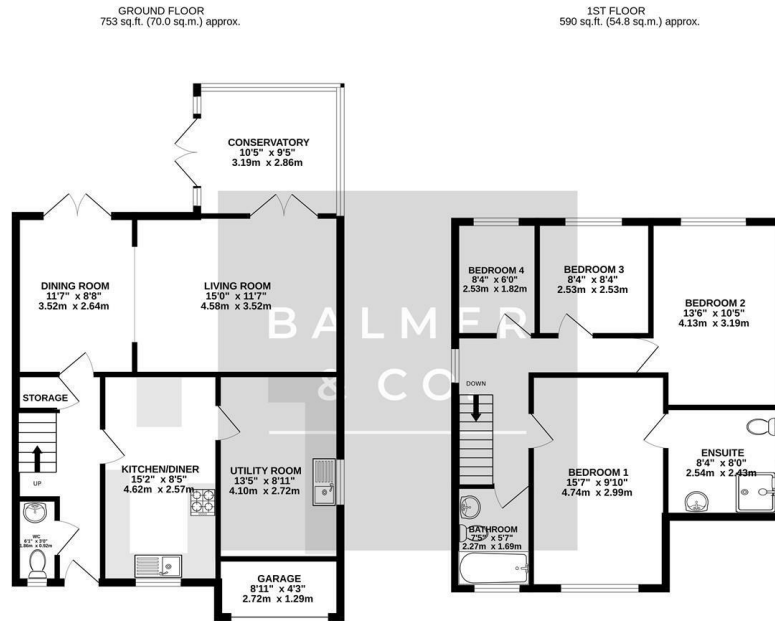


Douglas Park, Atherton, M46 9EE
£325,000



BALMER & CO are delighted to offer FOR SALE this fantastic four bedroom detached house on the ever popular Douglas Park development in Atherton. Offered with no onward chain and extended to the rear, this property simply must be viewed. Comprising in brief of entrance hallway, large open plan living/dining room, conservatory to the rear, modern fitted kitchen with appliances, separate utility room, W.C, with internal store/garage completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and ensuite shower room, second double bedroom, two further single bedrooms, with three piece family bathroom completing the accommodation on offer. Outside the property has a large driveway and garden to the front providing off road parking for several vehicles, whilst to the rear there is a nicely presented, private enclosed garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

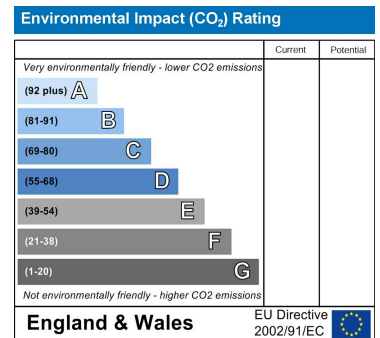
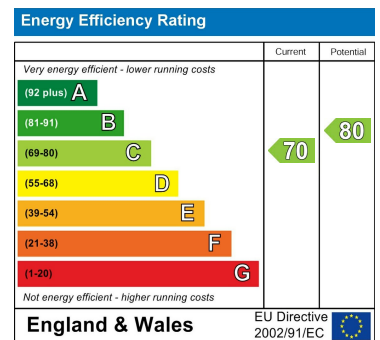


TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.