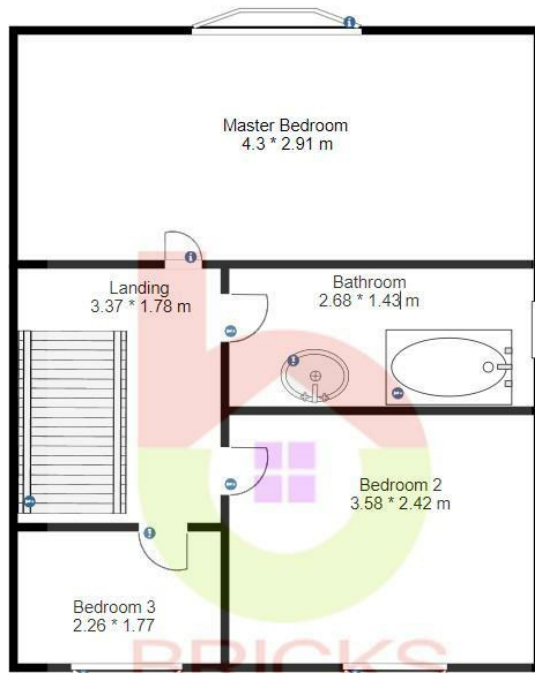




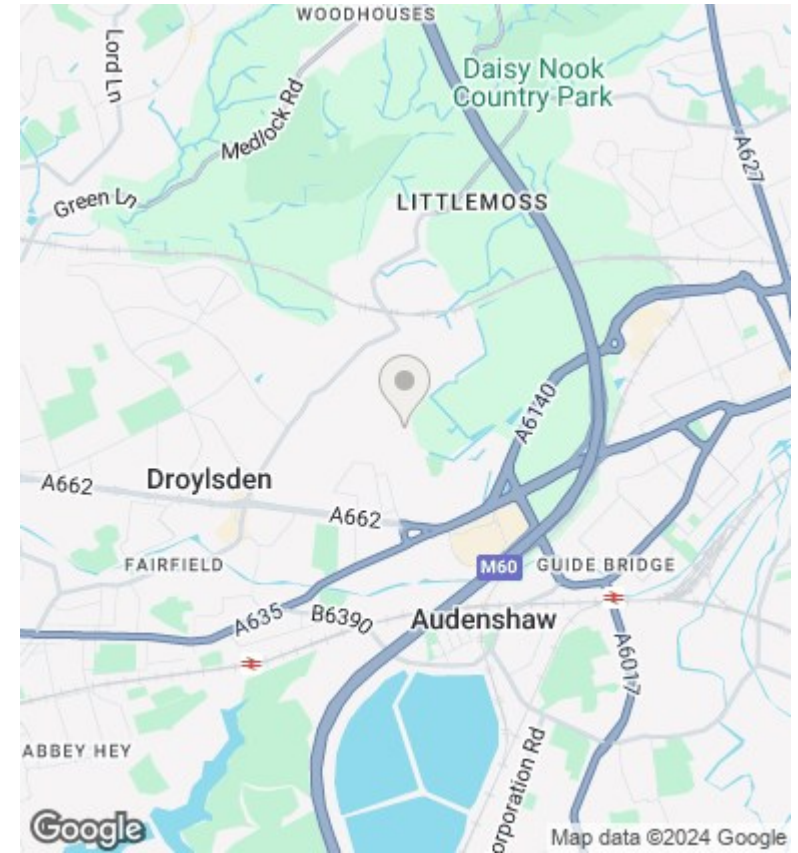
1 Pipit Close, Audenshaw, M34 5GX

Offers Over £349,950

- Three bedrooms detached house
- Modern and sleek Kitchen/Diner Area
- Large garden at rear
- Modern Family Bathroom
- Modern & Elegant Reception
- Separate W/C on ground floor
- Close to Brookdale Golf Club,
- Heated floor, aluminium bifold doors, island in modern kitchen
- Front driveway
- Close to motorway, amenities and transport links



First Floor
1 Pipit Close, Audenshaw, M34 5GX



Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

Council Tax Band

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	