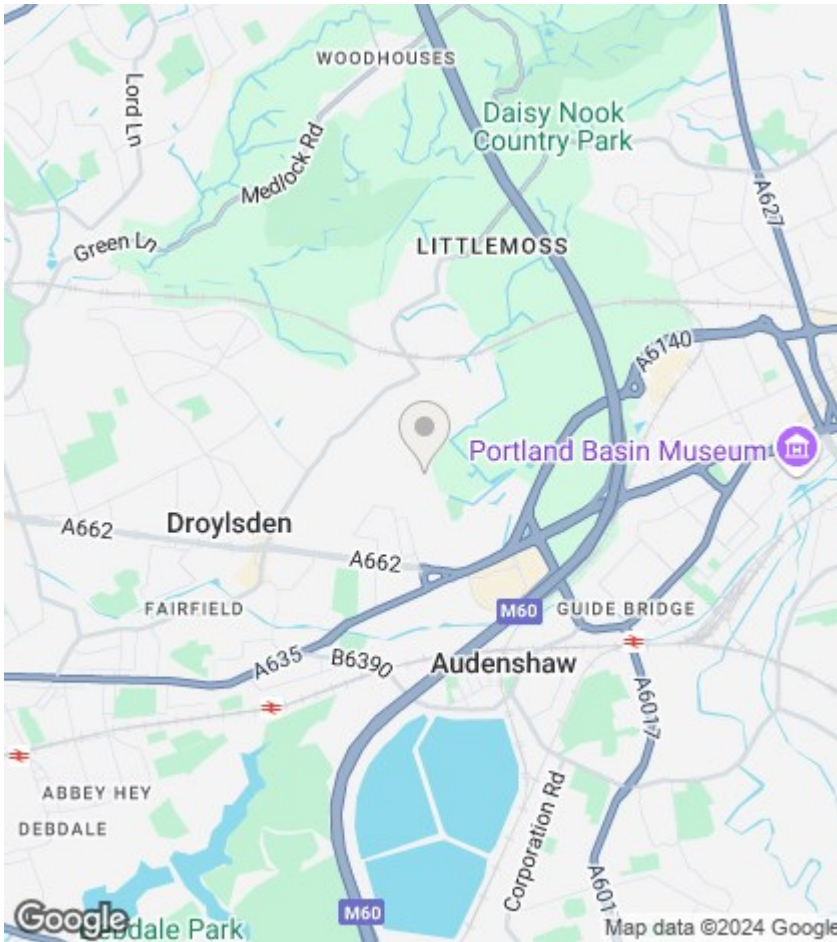




## 1 Pipit Close, Audenshaw, M34 5GX

Offers Over £349,950

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



## Directions

## Viewings

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

## Council Tax Band:

C

## EPC Rating:

D

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

