



ALASTAIR SAVILLE
ESTATE AGENTS

Pye Bridge Close, Melling

£280,000

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Front/North Elevation
1:100



SMALL SELECT BRAND NEW DEVELOPMENT OF 11 HOUSES AND 18 APARTMENTS, EXECUTIVE STYLE RESIDENCES, UNRIVALLED ACCOMMODATION, BEAUTIFULLY DESIGNED, COUNTRYSIDE VIEWS, UNIQUE OPPORTUNITY. VIEWING A MUST! THESE WILL NOT HANG AROUND!

Situated on this bespoke new build development are these two lovely cottages sit to the rear of the development in a tucked away position. Numbers 18 and 20 Pye Bridge Close enjoy a lovely quiet spot on the development and would anyone looking to downsize or retire to a new build property. The accommodation comprises entrance hallway, family room/ kitchen/ diner with two sets of bi folds doors, utility room and a WC to the ground floor. To the first floor are three



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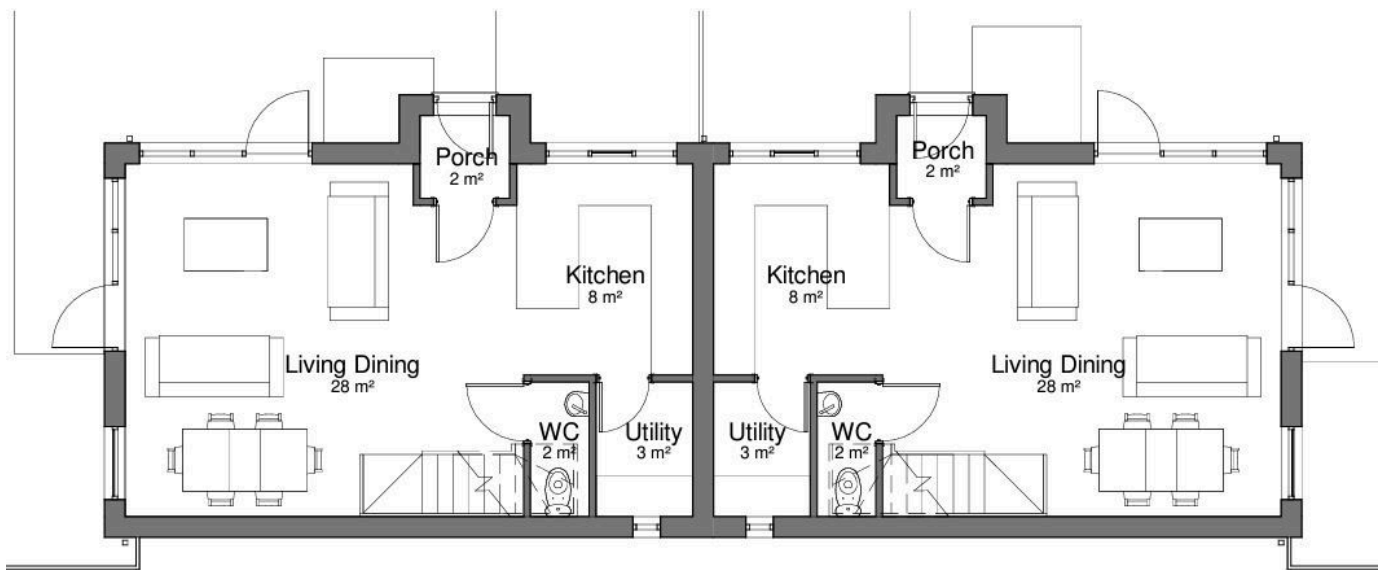
bedrooms, one with an en suite and the family bathroom. Externally there are landscaped low maintenance gardens and off road parking. These must be viewed to be fully appreciate everything on offer- be quick!



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Key Features

- New Build Semi Detached Houses
- Three Bedrooms- Guest Bedroom With Ensuite
- Open Plan Kitchen/ Diner/ Living Space With Bi Fold Doors
- Utility Room And Ground Floor WC
- Situated To The Rear Of The Development
- Off Road Parking
- Enclosed Gardens
- Small Select Development
- EPC Rating- Pending
- Council Tax Band- TBC



1 Ground Floor 1 : 100