



ALASTAIR SAVILLE
ESTATE AGENTS

Pye Bridge Close, Melling

£257,500

 3  3  1



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





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!

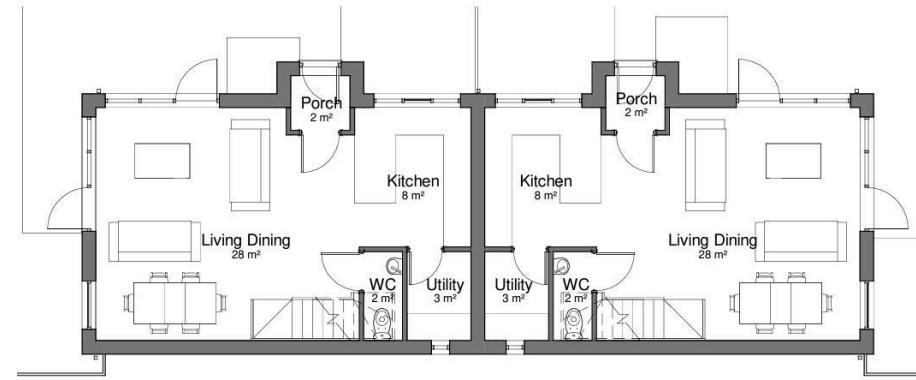
Situated on this bespoke new build development are these two lovely cottages sit to the rear of the development in a tucked away position. Numbers 18 and 20 Pye Bridge Close enjoy a lovely quiet spot on the development and would anyone looking to downsize or retire to a new build property. The accommodation 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 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!



NAEA
National Association of
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1 Ground Floor
1 : 100

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

