



NewDoor

Estate agency

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Offers Over £120,000 Lytham Drive, Summerston, G23



- Excellent 3 bed semi-detached family home
- Requires modernisation
- South facing rear garden ideal for entertaining
- Three bedrooms all with storage
- Excellent public transport and road links
- Internal inspection is highly recommended
- Off street parking
- Close to local shops and schools
- Arrange your viewing today

***** RARE TO THE MARKET IS THIS 3 BED SEMI-DETACHED FAMILY HOME LOCATED IN A POPULAR RESIDENTIAL CUL-DE-SAC CLOSE TO LOCAL SCHOOLS AND SHOPS. ARRANGE YOUR VIEWING TODAY*****

Lytham Drive, Summerston, G23

Room Sizes

Lounge

4.93m x 3.10m (16'2" x 10'2")

Kitchen diner

4.88m x 3.16m (16'0" x 10'4")

Bedroom 1

4.04m x 2.43m (13'3" x 7'12")

Bedroom 2

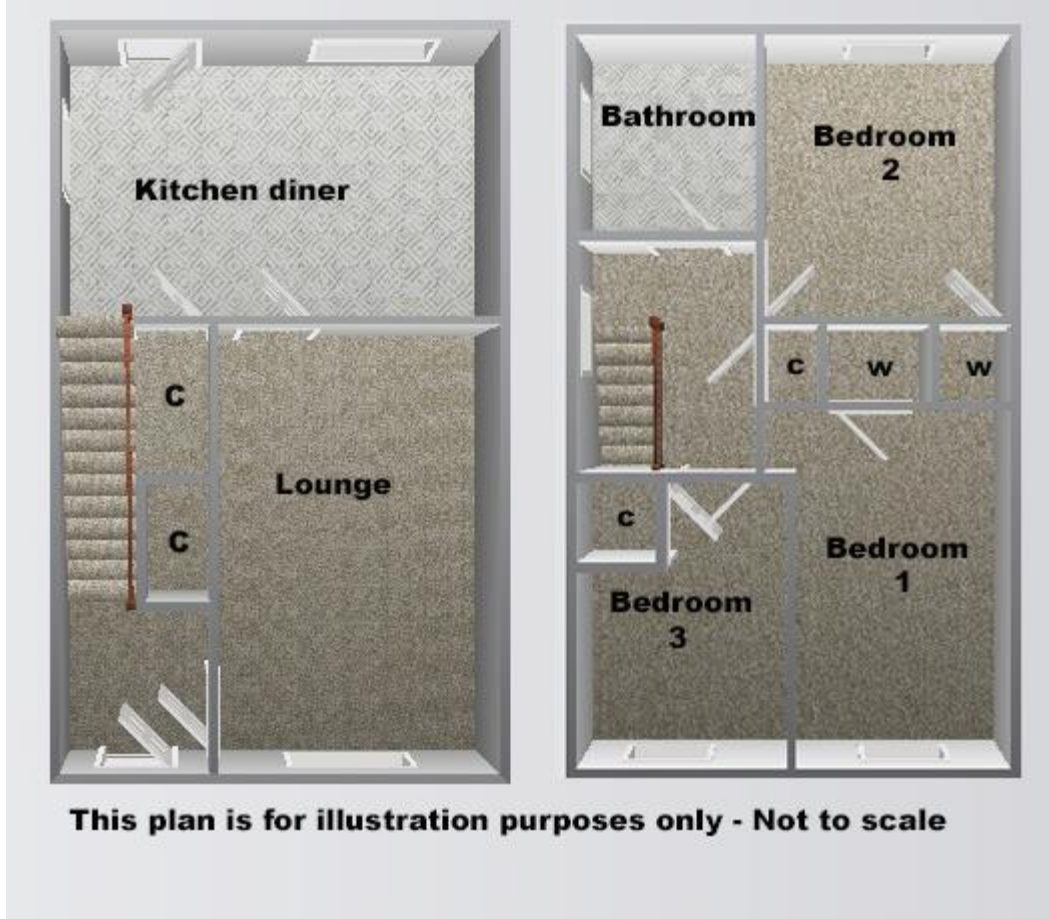
3.17m x 2.84m (10'5" x 9'4")

Bedroom 3

3.18m x 2.33m (10'5" x 7'8")

Bathroom

2.12m x 2.00m (6'11" x 6'7")



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	61

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	66



Directions

Please call New Door for directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NEW DOOR

4 Newton Road, Bishopton, Renfrewshire, PA7 5JP T: 01415850385 E: enquiries@newdoor.scot W: www.newdoor.scot

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NEW DOOR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.