



# NewDoor

Estate agency

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## Offers Over £65,000 Hollinwell Road, Summerston, G23



- Excellent Spacious Apartment
- Modern 3 Piece Bathroom
- Walking Distance to Local Shops & Supermarket
- Double Bedroom with Built-in Storage
- Double Glazing & Gas Central Heating
- Excellent for Public Transport
- High Gloss Modern Kitchen
- Low Maintenance Gardens
- Arrange Your Viewing Today

\*\*\* Excellent 1 bedroom ground floor apartment with front and rear gardens. Suitable for a variety of purchasers\*\*\*

# Hollinwell Road, Summerston, G23

## Room Sizes

### Lounge diner

5.35m x 3.50m (17'7" x 11'6") maxi

### Kitchen

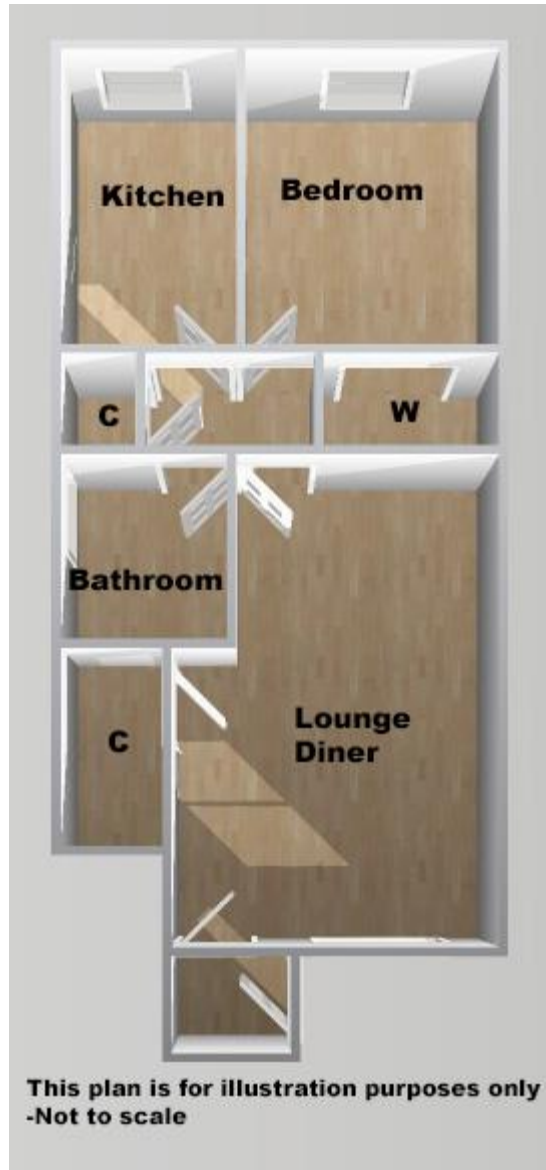
3.20m x 1.85m (10'6" x 6'1")

### Bedroom

3.20m x 2.75m (10'6" x 9'0")

### Bathroom

2.20m x 1.82m (7'3" x 5'12")



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		73	80
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Directions

For directions please contact New Door.

## Location



### VIEWING BY APPOINTMENT WITH AGENTS NEW DOOR

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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.