



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

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Folly Lane, Swinton, M27 0DH

Offers Over £375,000

A GORGEOUS END TERRACE HOME WITH A BLEND OF CHARACTER AND STYLE

Welcome to this charming end terrace house located on Folly Lane in the picturesque town of Swinton. This property boasts two reception rooms, three bedrooms, and a bathroom, making it an ideal choice for a family looking for a new home.

As you step inside, you will be greeted by the gorgeous character and styling that runs throughout the house. The blend of traditional features and contemporary decor creates a warm and inviting atmosphere, perfect for both relaxing with family and entertaining guests.

The three good-sized bedrooms offer ample space for a growing family, with the added bonus of an attic room that can be transformed into a cozy hideaway or a functional home office. The property is deceptively spacious, providing plenty of room for everyone to enjoy their own space.

Situated in a convenient location, this house offers easy access to local amenities and commuter routes, making daily life a breeze. Whether you're popping out for groceries or commuting to work, everything you need is just a stone's throw away.

Folly Lane, Swinton, M27 0DH

Offers Over £375,000



- Tenure Rentcharge
- On Street Parking
- Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Bedroom
- Four Piece Bathroom Suite
- EPC Rating TBC
- End Terraced Property
- Enclosed Rear Garden

Ground Floor

Entrance

Hard wood single glazed door to hallway.

Hallway

10'6 x 3'11 (3.20m x 1.19m)

Central heating radiator, tiled effect flooring, cornice coving, picture rail and door to reception room one.

Reception Room One

12'11 x 11'9 (3.94m x 3.58m)

UPVC double glazed bay window, central heating radiator, cornice coving, living flame gas fire, television point and two doors to reception room two.

Reception Room Two

16'4 x 15'8 (4.98m x 4.78m)

Central heating radiator, wood effect floor, stairs to first floor, door to under stairs storage, double bi fold doors to kitchen and UPVC double glazed French door to rear.

Kitchen

18'4 x 9'10 (5.59m x 3.00m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units, laminate work top, range cooker, five ring gas hob, extractor hood, stainless steel splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, dryer and dish washer, space for fridge freezer, enclosed Ideal Logic combi boiler, wood effect floor and UPVC double glazed door to rear.

First Floor

Landing

Doors to three bedrooms, bathroom and door to stairs to second floor landing.

Bedroom One

16'5 x 13'1 (5.00m x 3.99m)

Two UPVC double glazed windows, central heating radiator and cornice coving.

Bedroom Two

11'8 x 10'6 (3.56m x 3.20m)

UPVC double glazed window, central heating radiator, wood effect floor and under stairs storage.

Bedroom Three

9'11 x 7'7 (3.02m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

10'3 x 6'4 (3.12m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, low bowl WC, pedestal wash basin, freestanding double bath with mixer tap and rinse head, corner direct feed shower and rinse head, part tiled elevation, PVC panel to ceiling, spotlights, picture rail and tiled flooring.

Second Floor

Attic Room

16'6 x 9'1 (5.03m x 2.77m)

Velux window, central heating radiator and under eaves storage.

External

Front

Gated path and steps to front entrance door and bedding areas.

Rear

Artificial lawn, paving and gated vehicle access.

