



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Folly Lane, Swinton, M27 0DH

### Offers Over £375,000

A GORGEOUS END TERRACE HOME WITH A BLEND OF CHARACTER AND STYLE SITUATED WITHIN WALKING DISTANCE TO MONTON VILLAGE.

Welcome to this charming end terrace house located on Folly Lane in the picturesque town of Swinton. Conveniently situated within walking distance to Monton Village, well regarded schools and major commuter routes, this property is ideally suited to a family looking for their long term home which is ready to move into. This property boasts two reception rooms, three bedrooms, and a bathroom, making it an ideal choice for a family looking for a new home.

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 cosy hideaway or a functional home office. The property is deceptively spacious, providing plenty of room for everyone to enjoy their own space. There is also possibility to park at the rear of the property.

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.

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
- Off Road Parking
- Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Bedroom
- Four Piece Bathroom Suite
- EPC Rating C
- 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.

