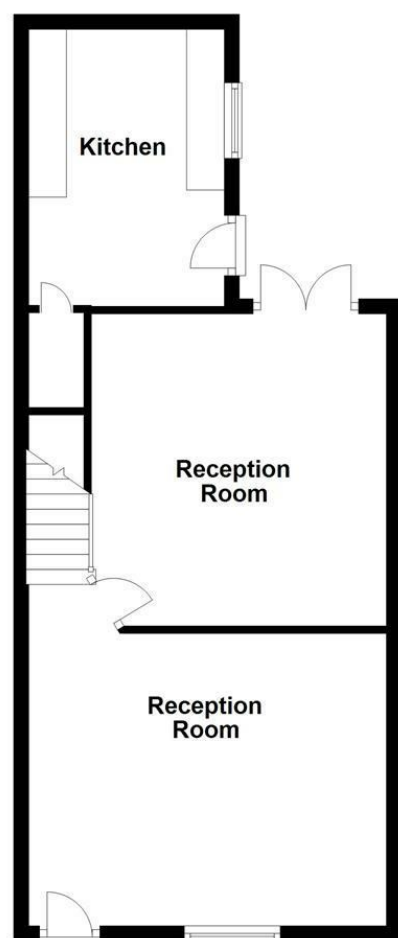
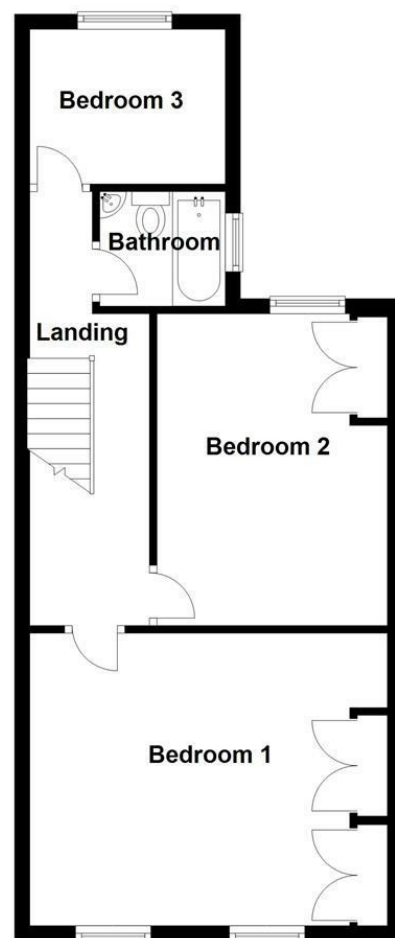


Ground Floor
Approx. 520.7 sq. feet



First Floor
Approx. 520.7 sq. feet



Total area: approx. 1041.3 sq. feet

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			88
(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 0AJ

£260,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Swinton. With two living areas, three generously sized bedrooms and no chain delay, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming and spacious reception room leads on to a second reception room and houses a staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a modern bathroom. Externally there is a communal yard which could be split for a private outside space. To the front there is a paved courtyard

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

Folly Lane, Swinton, M27 0AJ

£260,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Reception Rooms
- Communal Yard
- Council Tax Band: B

Ground Floor

Reception Room One

15'7 x 12'9 (4.75m x 3.89m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, coving, TV point, stairs to first floor and door to reception room two.

Reception Room Two

13'7 x 12'10 (4.14m x 3.91m)

Central heating radiator, coving, wood effect laminate floor, door to kitchen and UPVC double glazed patio doors to rear.

Kitchen

12'1 x 7'9 (3.68m x 2.36m)

UPVC double glazed window, central heating radiator, spotlights, range of wall and base units, granite effect worktops, tiled splashback, stainless steel sink with draining board and mixer tap, space for oven, integrated extractor hood, space for fridge, plumbing for washing machine, under stairs storage, wood effect lino flooring and UPVC frosted door to rear.

First Floor

Landing

19'9 x 5'5 (6.02m x 1.65m)

Central heating radiator, coving, loft access, doors to three bedrooms and bathroom.

Bedroom One

15'7 x 13'3 (4.75m x 4.04m)

Two UPVC double glazed windows, central heating radiator, coving, picture rail and fitted wardrobes.

Bedroom Two

13'8 x 10' (4.17m x 3.05m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'6 x 6'10 (2.59m x 2.08m)

UPVC double glazed window, central heating radiator and Vaillant boiler.

Bathroom

5'6 x 5'4 (1.68m x 1.63m)

UPVC double glazed frosted leaded window, central heated towel rail, dual flush WC, corner vanity top wash basin, panelled bath with direct feed shower over, tiled elevations and wood effect lino flooring.

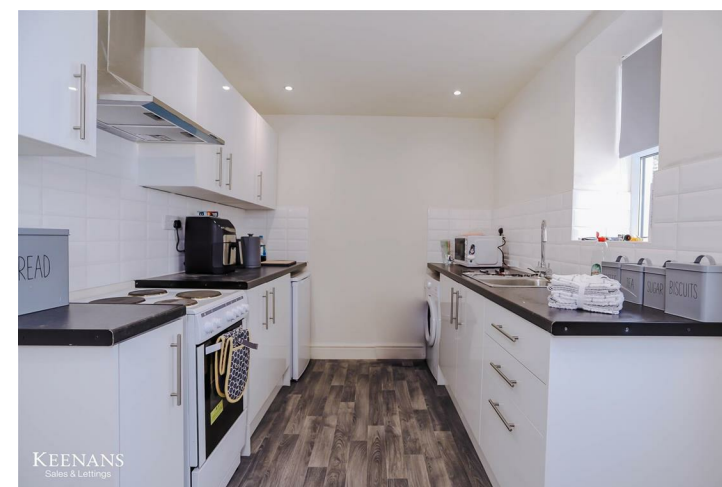
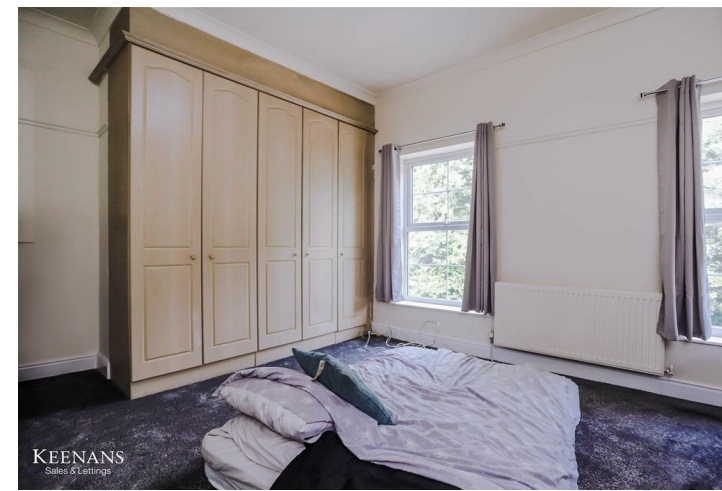
External

Rear

Communal yard.

Front

Paved courtyard.



Tel: 01617939622

www.keenans-estateagents.co.uk