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# Folly Lane, Swinton, Manchester

£675,000



This exceptional four-bedroom detached period home enjoys an elevated position on the sought-after Folly Lane, boasting a striking façade with twin bay windows and an abundance of character features. Seamlessly blending timeless charm with modern comforts, it offers spacious and versatile accommodation, making it an ideal choice for families and professionals alike. The property also benefits from planning permission for off-road parking, adding further convenience and value.

A welcoming hallway leads to two beautifully presented reception rooms, each featuring large bay windows that flood the space with natural light. At the heart of the home is a stunning open-plan kitchen/ living/ dining area, thoughtfully extended to create a stylish and functional space with views over the beautifully landscaped rear garden. A separate utility room and a convenient ground-floor WC add further practicality.

Upstairs, four generously sized bedrooms provide peaceful and private retreats. The principal bedroom benefits from a modern en-suite, while the second bedroom enjoys tranquil garden views. The third and fourth bedrooms, both well-proportioned, offer versatility for family living, guest accommodation, or a home office. A well-appointed family bathroom, complete with a bathtub and separate shower, serves the remaining bedrooms.

The private landscaped rear garden is a serene escape, offering mature planting and seating areas perfect for relaxation and entertaining. The property's elevated position enhances its curb appeal while also providing additional privacy.

Located in the heart of South Swinton, this home offers excellent connectivity to the A580, making commuting to Manchester City Centre effortless. Moorside Primary and Senior School are nearby, making it a fantastic choice for families. Just a short walk away, Campbell Road Park and the vibrant Monton Village provide superb bars, restaurants, and scenic walks along the Bridgewater Canal.





## KEY FEATURES

- STUNNING EXTENDED PERIOD PROPERTY
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
  - FOUR BEDROOMS
  - PRIVATE REAR GARDEN
  - EN-SUITE
- MUST BEEN SEEN TO FULLY APPRECIATE
- WALKING DISTANCE TO MONTON









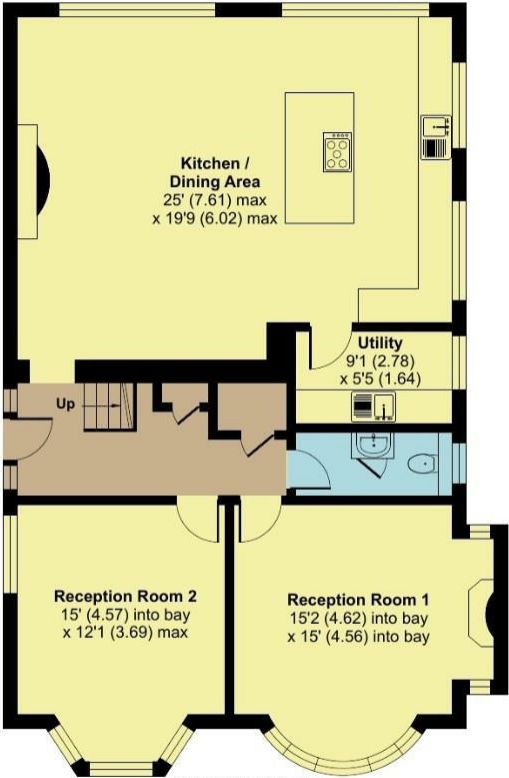




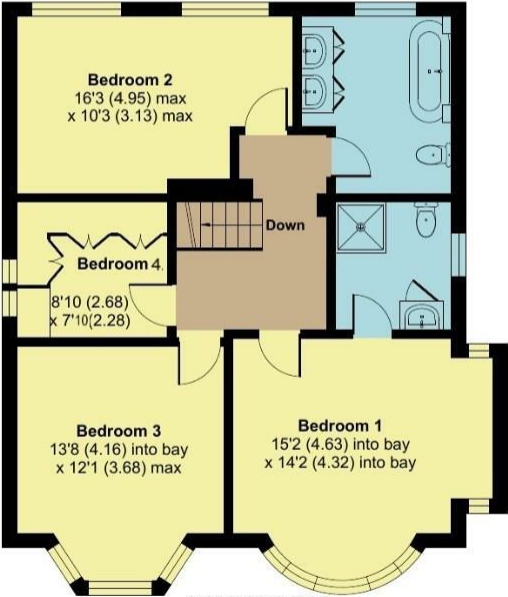
Folly Lane, Manchester, M27

Approximate Area = 1896 sq ft / 176.1 sq m

For identification only - Not to scale



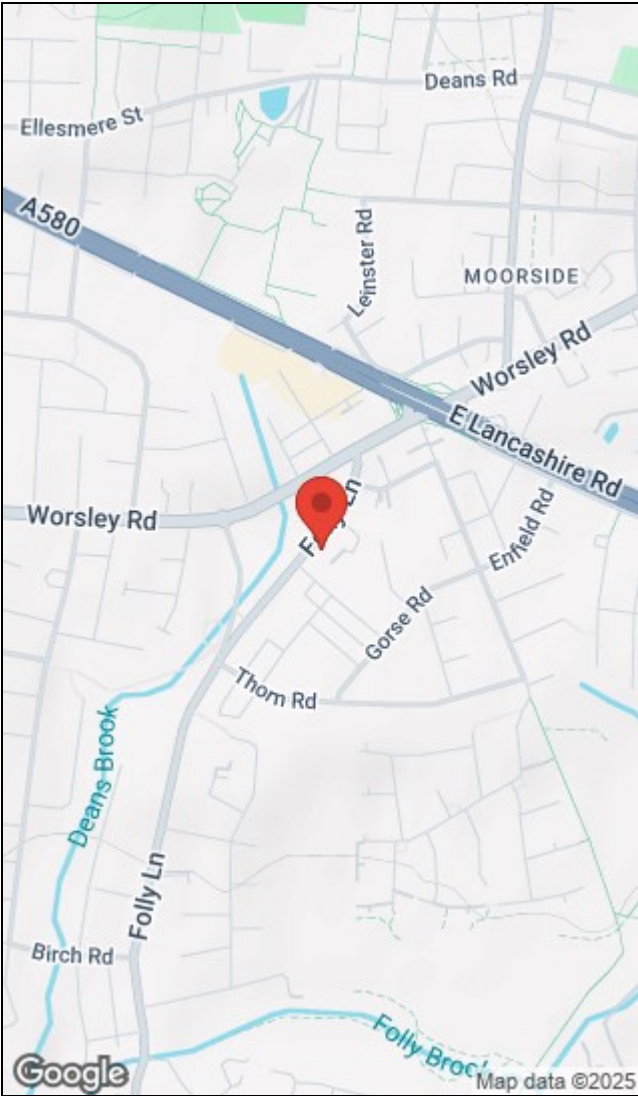
GROUND FLOOR  
APPROX FLOOR  
AREA 100. SQ M  
(1081 SQ FT)



SECOND FLOOR  
APPROX FLOOR  
AREA 75.7 SQ M  
(815 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	74			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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