





HUNTERS[®]
HERE TO GET *you* THERE

 3  1  2  D

Folly Lane, Swinton, Manchester, M27 0AJ

Per Month £1,100 Per Month



This three-bedroom mid-terraced property is proudly offered to the rental market in the highly desirable area of Swinton. Two versatile reception rooms, and generously sized bedrooms, this home is ideal for families or those looking for a well-connected location. Situated conveniently close to local schools, shops, and amenities, the property also benefits from excellent transport links, including nearby bus routes, major motorways, and easy access to Manchester and Salford. Upon entering, you are welcomed into a spacious reception room that leads to a second, equally inviting living area. From here, a modern fitted kitchen is accessible, offering a functional and stylish cooking space. A staircase in the second reception room leads to the first floor, where you'll find three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property features a communal yard at the rear, with the option to create a private outdoor space. The front of the property includes a low-maintenance paved courtyard, enhancing the overall appeal of this charming home.

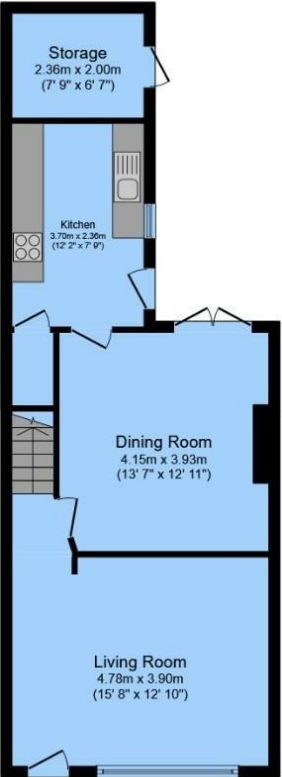
KEY FEATURES

- SPACIOUS 3 BEDROOMED
- 2 RECEPTION ROOMS
- POPULAR LOCATION
 - AMPLE PARKING
- GAS CENTRAL HEATING
 - EPC RATING D

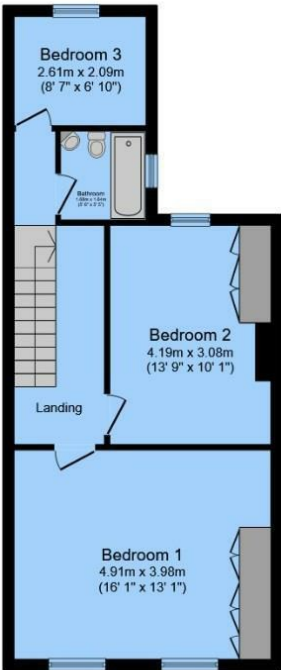








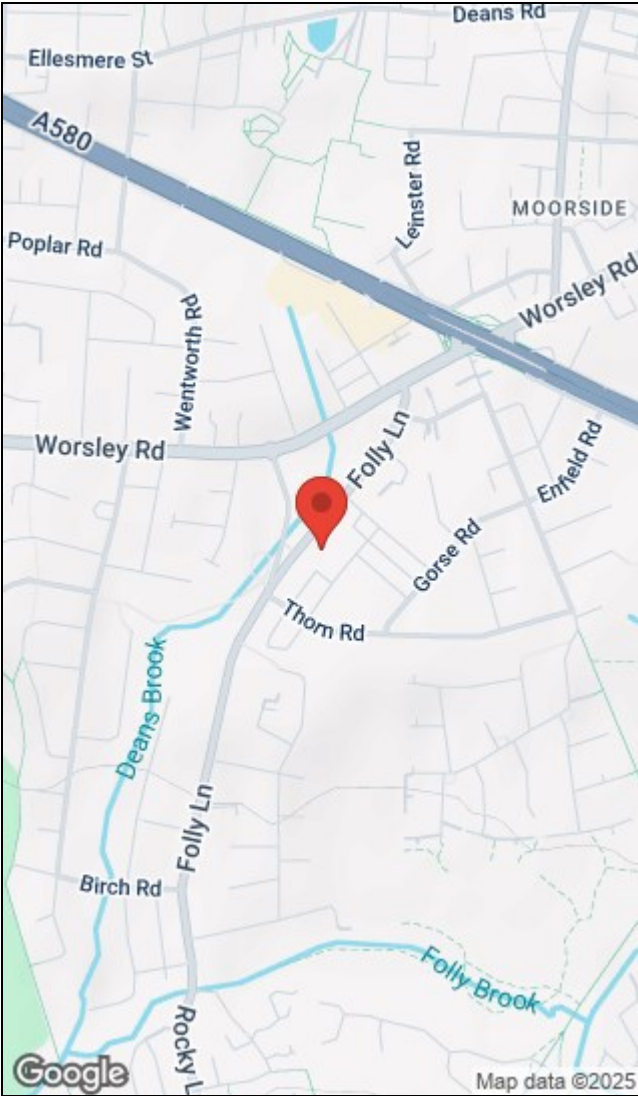
Ground Floor



First Floor

Total floor area 106.9 m² (1,150 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
62		64			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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