



12 Folkestone Road East, Clayton, Manchester, M11 4LL

Nestled on Folkestone Road East in Manchester, this delightful three-bedroom end terraced house offers a perfect blend of comfort and style. Upon entering, you are greeted by a well-presented interior that exudes warmth and character. The property boasts two separate reception rooms plus conservatory, providing ample space for both relaxation and entertaining guests. The convenience of a downstairs toilet adds to the practicality of the layout, making it ideal for families and guests alike.

Each of the three bedrooms is generously sized, offering a peaceful retreat at the end of the day, and all boast fitted wardrobes. The property is situated in a friendly neighbourhood, making it a wonderful place for families or those looking to settle down in a vibrant community.

With its well-maintained features and thoughtful design, this semi-detached house is a fantastic opportunity for anyone seeking a comfortable and stylish home in Manchester. Don't miss the chance to make this lovely property your own.

Price £220,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance

Porch entrance leading to hallway. Laminate flooring. Radiator. Ceiling light.

Living Room

15'2" x 11'6"
Laminate flooring. Ceiling light. Radiator. Fireplace. Access to conservatory.

Dining Room

11'10" x 10'1"
Laminate flooring. Ceiling light. Radiator.

Kitchen

16'1" x 8'8"
Range of wall and base units with complimentary worktops. Sink with mixer tap. 4 ring gas hob with extractor over. Cooker and built in microwave/grill. Undercounter fridge and freezer. Tiled flooring. Spotlights. Pantry cupboard and door leading to the garden.

W/C

Sink with mixer tap. Low level W/C. Ceiling light.

Bedroom One

13'6" x 9'11"
Fitted carpet. Fitted wardrobes. Ceiling light. Radiator. Wall mounted television (with CCTV).

Bedroom Two

11'6" x 10'5"

Fitted carpet. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Three

10'7" x 7'1"

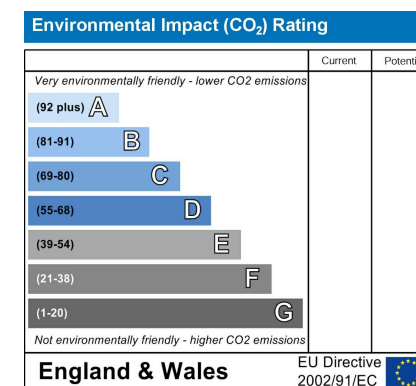
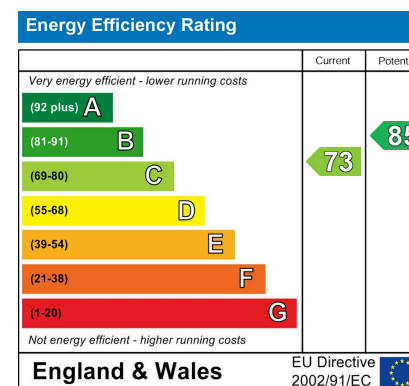
Fitted carpet. Fitted wardrobes. Ceiling light. Radiator.

Bathroom

Fully tiled. Low level w/c. Sink with mixer tap. Bath with mixer tap. Shower cubical with mixer shower. Heated towel rail.

Externally

CCTV. Driveway for 2 cars. Enclosed rear garden with brick built shed/garage.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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