

Ascend

Built on higher standards



176 Folly Lane Manchester M27 0DD

- No onward chain!
- Three bedrooms
- Driveway parking
- Downstairs WC
- Freehold
- Garage with electric shutter door
- Walking distance to Monton Village
- Rear Garden

Offers Over £235,000

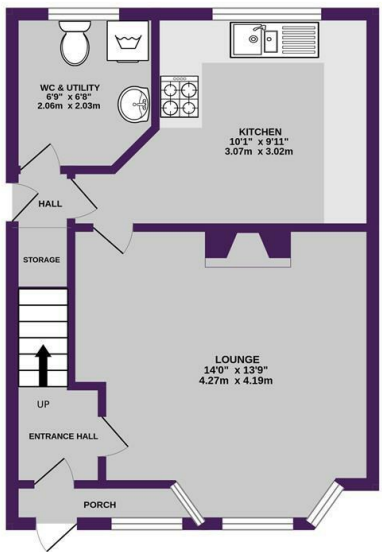


Situated on the ever-popular Folly Lane in South Swinton, is this charming 3 bedroom semi-detached home which comes complete with driveway parking and a separate detached garage! With no onward chain, this property is ready for you to move into without the hassle of lengthy waiting periods so you can start putting your own stamp on it to create your perfect home.

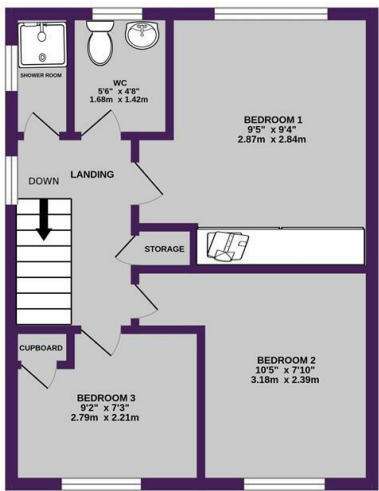
Venture through the porch, which provides a great little storage spot for shoes, plus adds a bit of extra insulation and security, and you're welcomed into the hallway to discover the ground floor. First up is the bay-fronted lounge which serves as a perfect gathering space, ideal for entertaining guests, or enjoying quiet relaxing evenings in front of the fire. Continue through and to the rear of the property is a fully fitted kitchen that was installed in 2021, which benefits from integrated appliances and gas hob, as well as a lovely viewpoint over the garden beyond. Access to the driveway, garage and garden is at the side of the house, conveniently located next to some understairs storage space, and the downstairs WC and utility room – ideal for taking those muddy shoes off and slinging them in the washroom straight from the outdoors!

The garden itself is a lovely size and provides a perfect little suntrap for those who enjoy the outdoors. Currently low maintenance, it wouldn't take much to transform it into the perfect little Oasis should you so wish! A real bonus to this freehold home is the addition of a detached garage with electric shutter door. Access is a breeze with the use of a remote fob and internally there is ample storage space and power sockets – a real necessity! The driveway has room for one vehicle and there is off road parking in front of the house for additional vehicles

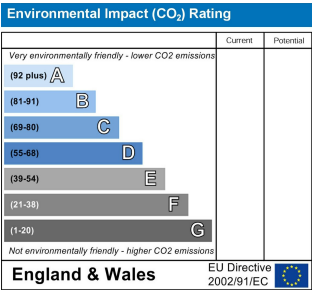
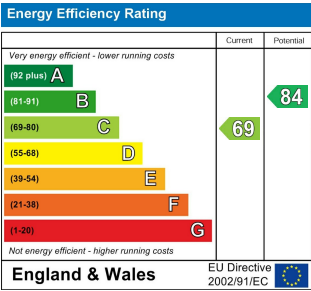
GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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