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Folly Lane, Swinton, Manchester

Offers Over £425,000



This impressive four-bedroom period mid-terrace home combines charming original features with modern touches, offering surprisingly spacious accommodation throughout. The property has been thoughtfully arranged to provide a versatile and comfortable family home.

A welcoming entrance hallway leads into the main living accommodation, with two well-proportioned reception rooms offering plenty of flexibility for both everyday living and entertaining. To the rear, the generous kitchen/diner provides a fantastic social space with ample room for cooking and dining, while a convenient guest WC completes the ground floor.

The lower ground floor is currently used for storage but offers excellent potential for further accommodation, subject to the necessary planning and building regulations.

To the first floor are four well-sized bedrooms, providing plenty of flexibility for family living, guest accommodation or home working, together with a family bathroom.

Externally, the property benefits from a walled front garden, rear off-road parking and a beautifully landscaped garden, providing a private and practical outdoor space.

The location is a real highlight, with Monton Village just a short walk away and an excellent selection of independent shops, cafés, bars and restaurants close by. The property is also well positioned for local schools, the VI guided busway providing direct access towards Manchester City Centre, and excellent motorway connections.

A superb period home in a highly sought-after location, offering generous accommodation, excellent potential and a fantastic lifestyle on the doorstep. Early internal viewing is highly recommended.



KEY FEATURES

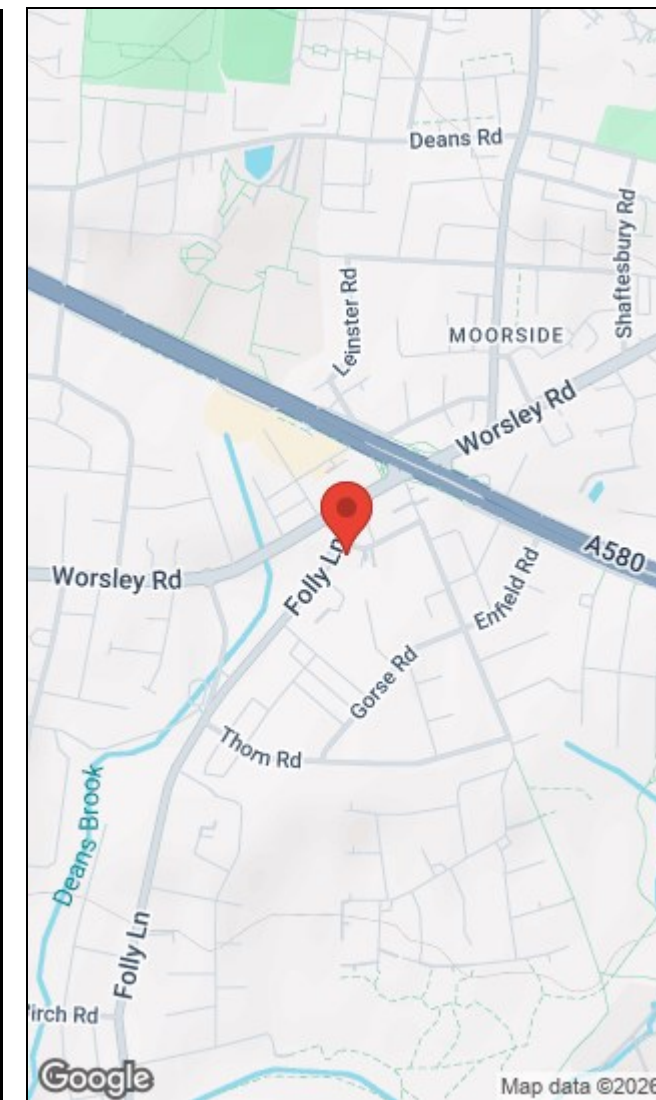
- FOUR BEDROOMS
- OFF ROAD PARKING TO THE REAR
- DOWNSTAIRS W/C
- FREEHOLD
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO MONTON
- MUST BEEN SEEN TO FULLY APPRECIATE
- PERIOD FEATURES
- LARGE KITCHEN/DINING AREA







Approximate Gross Internal Area = 172.1 sq m / 1853 sq ft



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	
	66		72
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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