



8 Folly Lane, Swinton

Offers Over £375,000

Miller Metcalfe
Every step of the way

8 Folly Lane

Swinton, Manchester

*** Simply Must Be Viewed - Stunning Traditional Victorian End Terraced Home With Three Double Bedrooms, Two Large Reception Rooms, Wonderful Fitted Living Kitchen, Modern Three Piece Bathroom and Further Cloakroom/WC, Fabulous Garden Room with Two Reception Areas and its own Three Piece Shower Room, Attractive Landscaped Low Maintenance Gardens, Popular Residential South Swinton Setting with Easy Access into Manchester, Early Inspection Strongly Advised to Avoid Disappointment ***

This stunning period home offers exceptionally well proportioned and highly versatile accommodation that is ideally suited to modern family living, alongside a wealth of character features coupled with splendid cutting edge fittings, off road parking and wonderful landscaped gardens and a substantial detached garden room. This fantastic home simply must be viewed in person to be fully appreciated.

The generous accommodation comprises an entrance vestibule, inviting entrance hall, spacious bay fronted lounge with feature fireplace, equally spacious sitting/dining room a spectacular modern light and airy fitted kitchen and breakfast room plus a cloakroom/wc to the ground floor. On the first floor a landing, three good sized double bedrooms plus a modern three piece bathroom/wc can be found which completes the internal living space. Outside the property is garden fronted whilst the attractive rear gardens are tastefully landscaped offering excellent space for relaxing, children's play and al-fresco entertaining. A substantial detached garden room offers yet more versatile space comprising of two room and its own three piece shower room. This wonderful addition to the house could be utilised as a dependent relative suite/home office/treatment room or just additional living space if required.

The splendid South Swinton location is highly sought after, providing excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the North West, with a wealth of amenities within close proximity including well regarded primary and secondary schools.

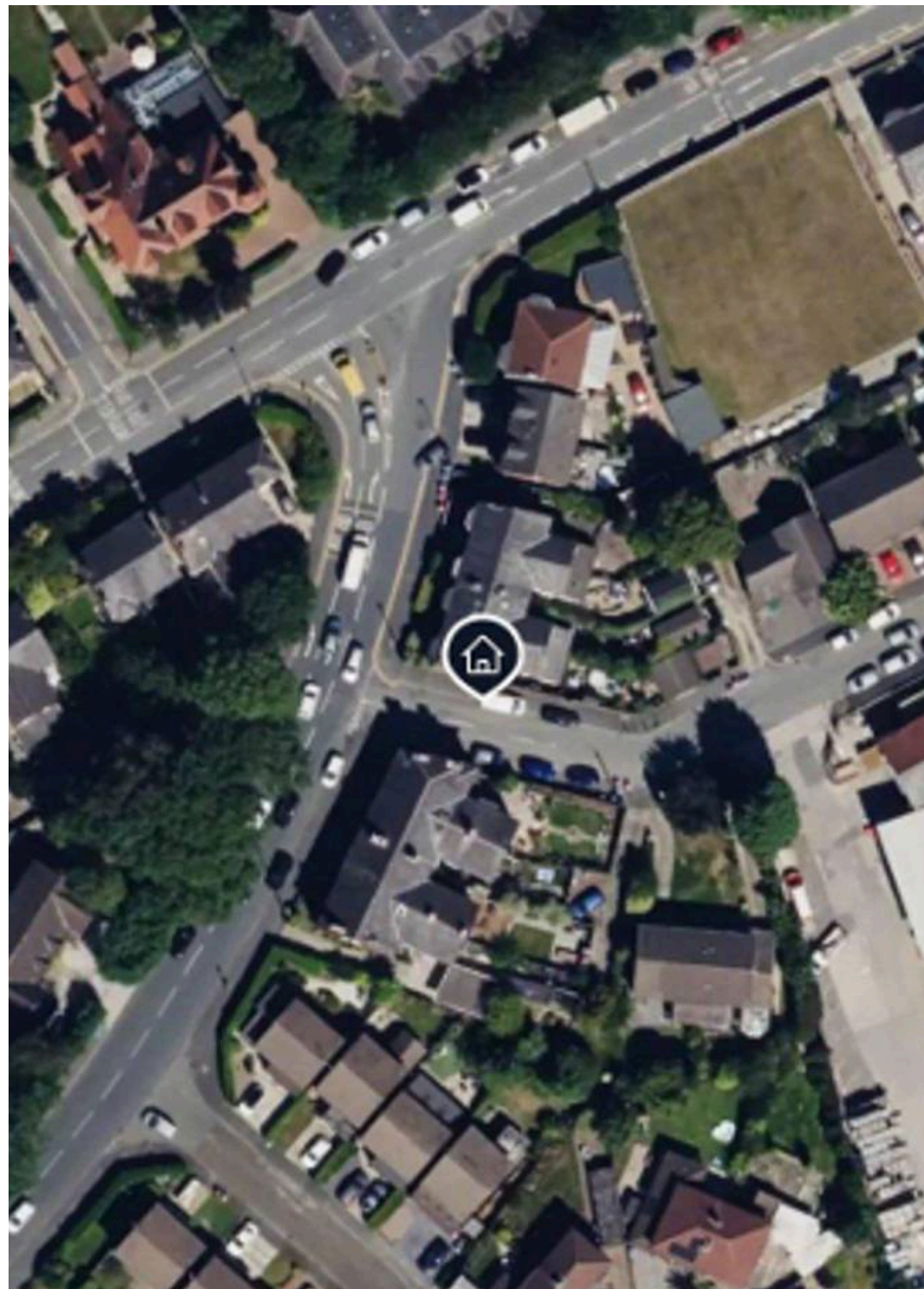
Only by internal inspection will buyers fully appreciate the size, quality and finer features of this most impressive home. As such, an early viewing is strongly advised to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



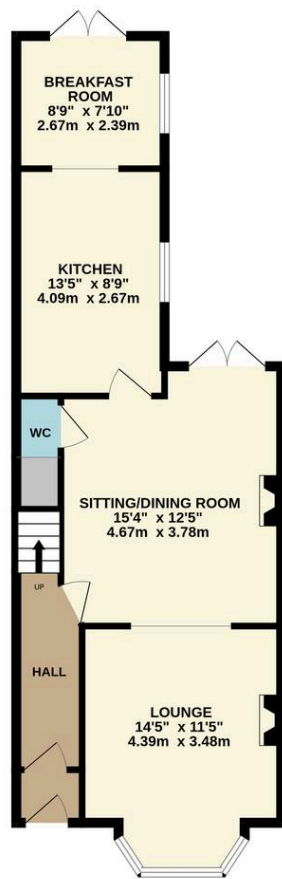




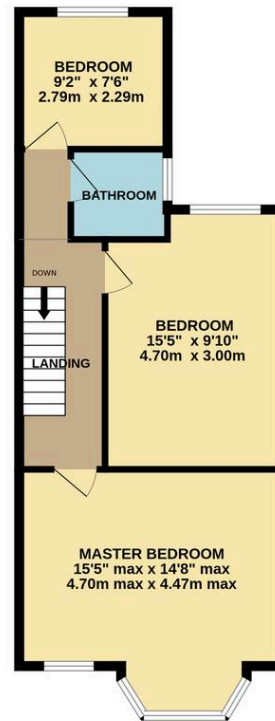




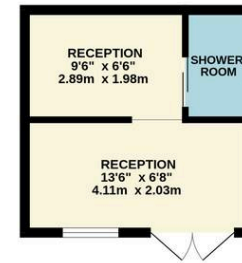
GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



GARDEN ROOM
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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