



REGISTERED OFFICE

27 MONTON GREEN, MONTON,
MANCHESTER M30 9LL
Tel: 0161-788 0303 Fax: 0161-788 0330

www.barlowwhite.co.uk rentals@barlowwhite.co.uk

Folly Lane, Manchester, M27 0DF



Offers over £175,000

****NO CHAIN**COMMUNAL GARDENS**2 PARKING SPACES**** Barlow White are pleased to bring to the market this DUPLEX APARTMENT located in the desirable location of FOLLY LANE within walking distance to MONTON VILLAGE. Set on the FIRST FLOOR of the building the property provides an ENTRANCE HALLWAY with W/C, a LARGE OPEN PLAN LIVING / DINING ROOM and KITCHEN with a rear BALCONY overlooking the gardens. To the UPPER FLOOR are TWO BEDROOMS with FITTED FURNITURE, an EN-SUITE and BATHROOM. The property also benefits from UPVC DOUBLE GLAZING, GCH and a COMMUNAL GARDEN. The property is accessed via a SECURE GATE with 2 ALLOCATED OFF ROAD PARKING SPACES. CAN BE SOLD FULLY FURNISHED. EPC: C. A great location close to good transport links including bus, motorway and quick access to the A580. To arrange a viewing please call Barlow White on 0161 7880909

Entrance Hallway



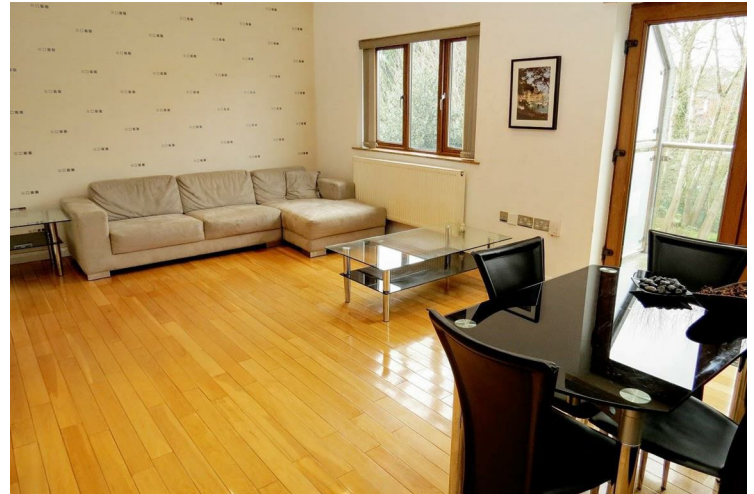
Radiator, alarm panel, understairs storage, video intercom system, carpeted stairs with wooden bannister with a w/c and glazed doors leading to the living area.

Washroom 3'6" x 7'11" (1.09 x 2.42)



Glass pedestal hand basin with chrome mixer tap, w/c, chrome towel radiator, inset spot lights, front facing window with a tiled floor and part tiled walls.

Living Room 11'11" x 20'9" (3.64 x 6.34)



A spacious area with radiator, natural wood flooring, inset ceiling spot lights and rear aspect French doors leading onto a balcony with a glass screen.

Kitchen
14'3" x 9'11" (4.35 x 3.03)



Floor standing and wall mounted units in white with a grey granite work surface and a stainless steel sink and drainer. A front facing window, extractor and inset spotlights. Integrated electric oven and hob, washer and dishwasher and appliance space for fridge / freezer. Tiled flooring.

Bathroom
6'7" x 9'7" (2.01 x 2.94)



A three piece white bathroom suite with chrome fittings comprising of bath, pedestal sink and w/c. A towel radiator, inset spotlights, front facing window, part tiled walls, ceramic flooring, shaver point and expelair.

Bedroom One
10'6" x 18'10" (3.22 x 5.75)



A rear aspect window, carpeted flooring, radiator, inset spotlights and fitted furniture including wardrobes, drawer units and vanity table.

En-suite
10'6" x 7'0" (3.21 x 2.15)



With vanity sink, free standing shower and w/c. A towel radiator, front facing window, inset spotlights, glass wall shelves, fully tiled walls and ceramic tiled floors.

Bedroom Two
10'0" x 13'0" (3.06 x 3.97)



Radiator, rear aspect window, carpeted flooring, inset spotlights, and fitted furniture including wardrobes, desk and shelving.

External



To the front of the property is a block paved parking area with secure gated access. To the rear there is a communal garden area fully enclosed with a lawn, mature trees, shrubs and paths.

