

GARDENS



FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans

LOCATION

From our office on Newearth Road proceed towards Walkden, at roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights go straight ahead onto Bolton Road, Walkden which becomes Worsley Road North, Walkden which then becomes Albert Road, Farnworth, turn left onto Glynne Street, which becomes Plodder Lane, turn right onto Harper Green Road taking the first right onto Campbell Street and the property is further along on the left hand side.

NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

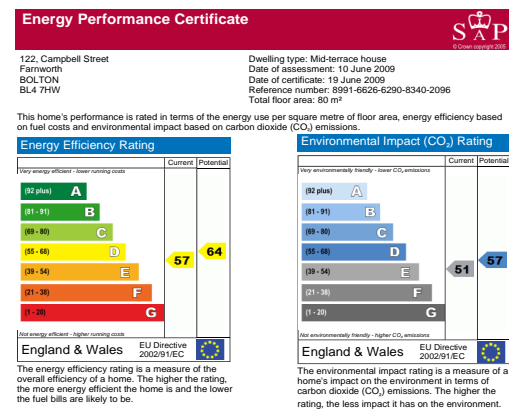
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.



Whilst we endeavour to ensure our sales particulars are accurate, all information is approximate and only be used as a general guideline. Our measurements are taken with a sonic measuring device which can have a small margin of error. Appliances and services mentioned within these details have not been tested and we therefore cannot verify that they are in working order. These details do not constitute any part of an offer or contract.

ENERGY PERFORMANCE CERTIFICATE



Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date this certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



Russell James

estate agents & letting agents



Reduced to £72,500

122 Campbell Street, Farnworth, Bolton, BL4 7HW

- 2 Bedroom Mid Terrace
- Lounge, Fitted Kitchen
- Utility Room, No Chain
- GCH, Double Glazing
- Bathroom, Separate W.C
- Rear Yard, Decking Area
- Ideal 1st Time Buy
- To View 0161 790 8877

We are pleased to offer for sale this two double bedroom garden fronted mid terrace. Situated within easy access of; Local schools, amenities and transport links. Ideal for a first time buyer. The property has the added benefit of having NO CHAIN.

Russell James Estate Agents Limited

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GROUND FLOOR

VESTIBULE

LOUNGE

15'3 x 15'1 (4.65m x 4.60m)

Nice size room with gas fire set on fire surround with mantle and hearth, coving and window to front.

FITTED DINING KITCHEN

9'6 x 14'10 (2.90m x 4.52m)

Fitted with a range of wall and base units with co-ordinating worktops, electric oven and hob and space for fridge. Space for dining table, partially tiled walls, laminate wood flooring, under-stairs storage and window to rear. Door to:

UTILITY ROOM

7'1 x 7'7 (2.16m x 2.31m)

Fitted with a base unit with worktop over, spaces for washing machine and dryer. laminate wood flooring, window to side window and door to rear.

FIRST FLOOR

LANDING

Airing cupboard and loft access.

BEDROOM 1

9'1 x 15'0 (2.77m x 4.57m)

Double room with coving, laminate wood flooring and window to front.

BEDROOM 2

8'8 x 11'4 (2.64m x 3.45m)

Double room with coving and window to rear.

FAMILY BATHROOM

8'9 x 8'2 (2.67m x 2.49m)

Fitted with a suite comprising of: pedestal wash hand basin, panelled bath with mixer tap shower and shower screen. Partially tiled walls, fitted storage units and sky light window

SEPARATE W.C.

Fitted with a modern low level w.c., radiator and window to rear.

REAR OF PROPERTY

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YARD TO REAR

There is a small garden to the front with planted borders and an enclosed paved yard to the rear with a decked patio area.



LOUNGE



FITTED DINING KITCHEN



UTILITY ROOM



BEDROOM 1



BEDROOM 2



FAMILY BATHROOM



SEPARATE W.C.