

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.

ENERGY PERFORMANCE CERTIFICATE



£450 PCM

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**
- **Offered Unfurnished**
- **Available 29 July 2016**

We are pleased to offer for rent this two double bedroom garden fronted mid terrace. Situated within easy access of; Local schools, amenities and transport links. Offered unfurnished and available 29th July. NO DSS or pets. Admin fee £175 other fee's may apply

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.

ADMIN FEE

Admin fee £175 other fee's may apply



LOUNGE



FITTED DINING KITCHEN



UTILITY ROOM



BEDROOM 1



BEDROOM 2



FAMILY BATHROOM