



68 Campbell Street, Farnworth
£180,000

Miller Metcalfe
Every step of the way



68 Campbell Street

Farnworth, Bolton

Impressive Three Bedroom End Terraced Plus Substantial Loft Space | Two Large Reception Rooms & Large Kitchen | Available Immediately With No Chain!

Located in a well regarded and hugely popular location in Farnworth stands this imposing and equally impressive three/four bedroom property. Available immediately with no onward chain, this well-kept home offers space, comfort and potential. Take advantage of two generous reception rooms plus a large galley style kitchen. Furthermore, there's three bedrooms on offer, a modern bathroom suite plus a substantial loft space. Please note, full building regulations would be required to class this as a fourth bedroom.

This would surely make a smart purchase for a young couple looking to take their first steps onto the market or a growing family looking to take advantage of an impressive amount of living space. Alternatively, due to the increasing popularity of the area, it could suit an investor looking to enhance their portfolio.

The accommodation comprises: entrance door leading to a bright and airy hallway. Doors lead to two large reception rooms perfect for separate living and dining spaces. At the rear there's an impressive kitchen area with a combination of base and eye level fitted units. Take the stairs to the first floor and you'll find three bedrooms and a modern bathroom suite. A door leads to another staircase which provides access to the loft space.

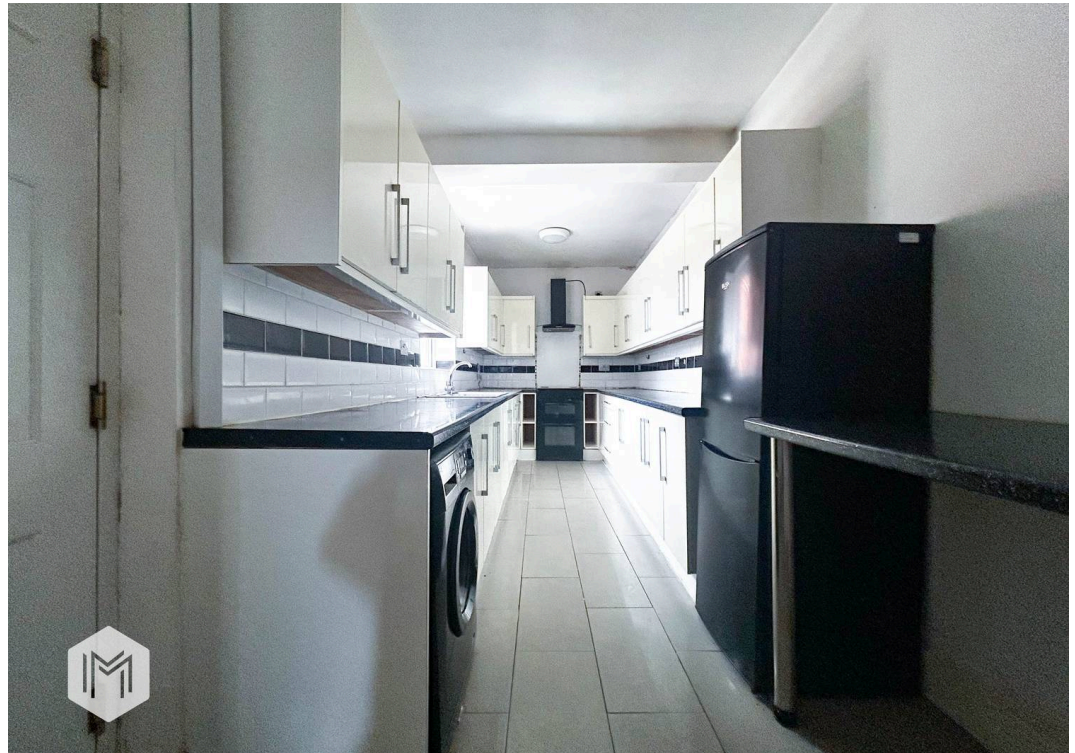
Council Tax band: A

Tenure: Freehold

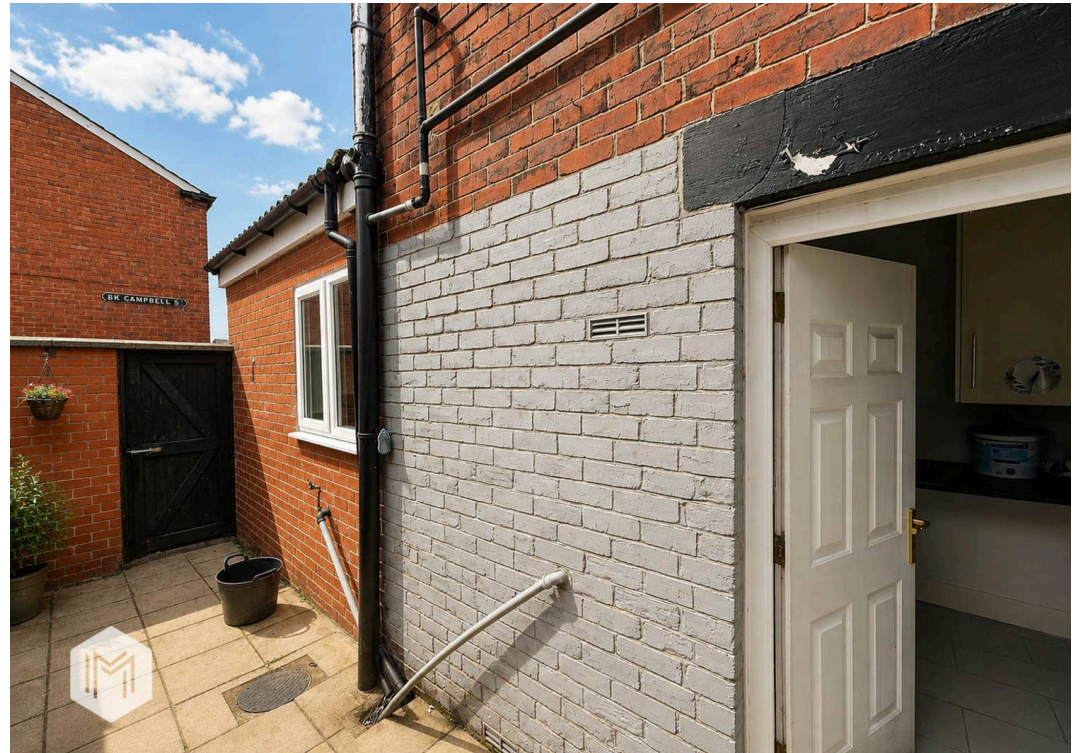
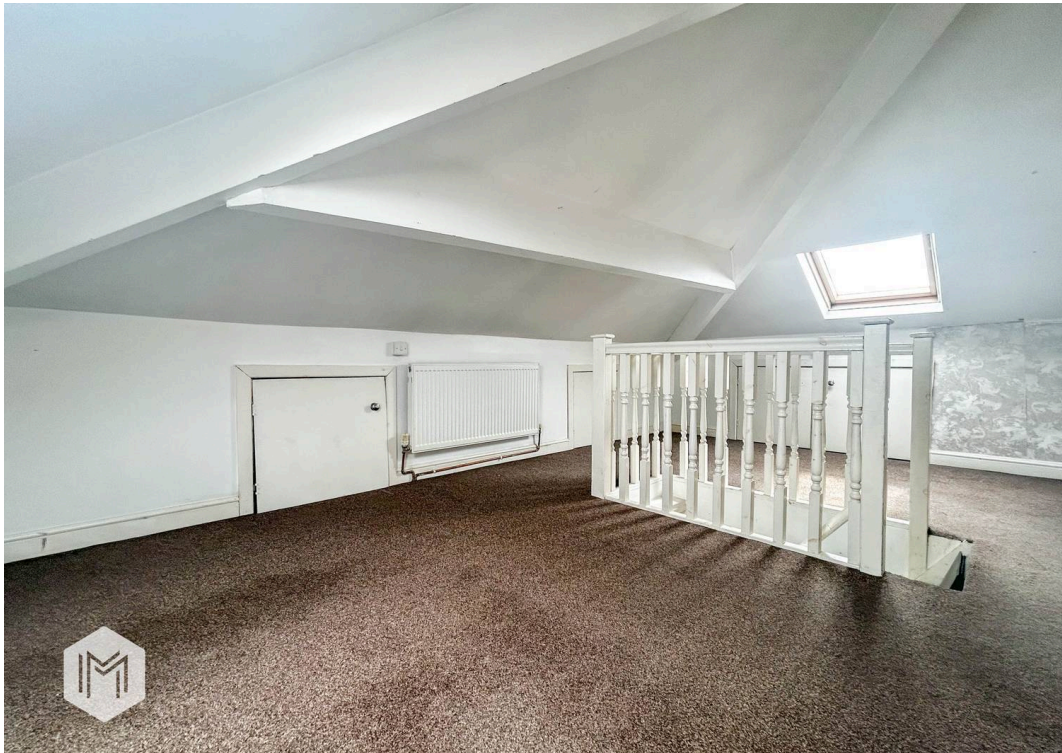
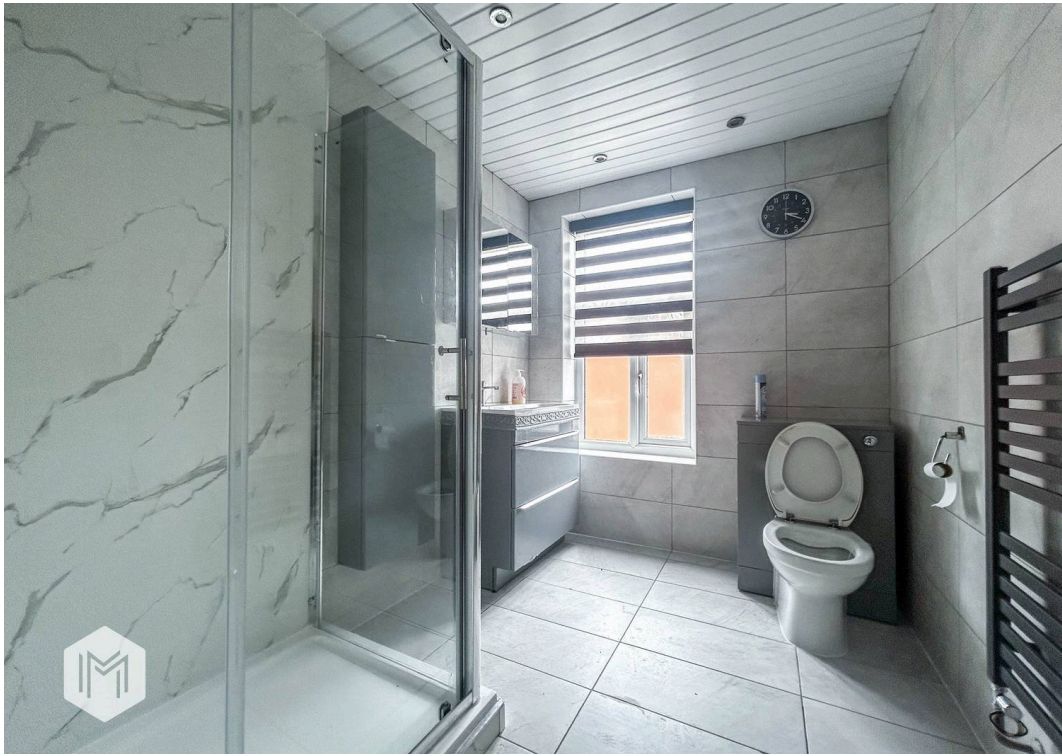
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

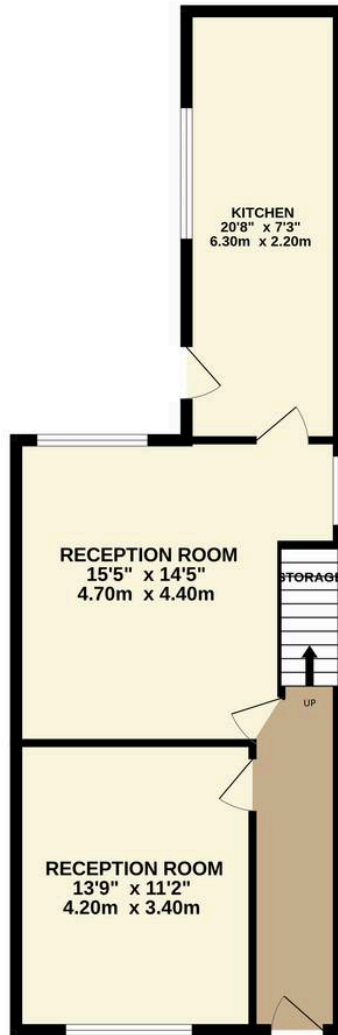








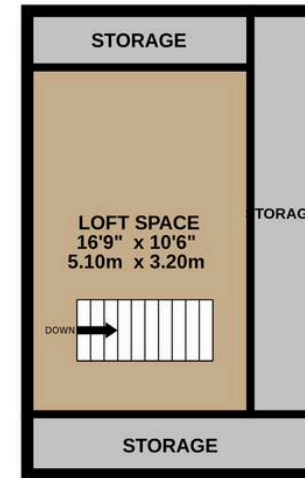
GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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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