



# PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW  
Tel. 01254582489  
Email. [blackburn@proctorsestateagents.co.uk](mailto:blackburn@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 39 Castlerigg Place, Blackpool, FY4 4RN

**"Offers Over" £115,000**

A middle linked three bed town house, dating from mid 20th century, on South East outskirts of Blackpool, less than 1 mile from Junction 4 of the M55 motorway. Quiet open outlook to front over public greenspace. Up to date kitchen and bathroom fittings. The property has both gas central heating and PVC double glazing installed. Single reception room, dining kitchen and three first floor bedrooms with a family bathroom. Substantial outbuildings to rear garden - covered lobby access between neighbouring property. Ideal for first time buyers or buy to let property.



## 39 Castlerigg Place, Blackpool

### TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

### PORCH

### HALLWAY

Radiator, meter cupboards, under stairs store & cloaks/robe

### LOUNGE

18' 8" x 11' 10" (5.69m x 3.61m) Carpeted, electric stove within fireplace, radiator

### DINING KITCHEN

12' 1" x 12' 1" (3.68m x 3.68m) Range of matching base & wall cupboards incorporating single drainer stainless steel sink, electric hood, plumbed for washer, cooker & fridge space, built in larder cupboard, radiator

### STAIRS TO FIRST FLOOR

### LANDING

Built in cupboard, walk in storage cupboard

### BEDROOM ONE

12' 5" x 11' 9" (3.78m x 3.58m) Radiator, walk in wardrobe

### BEDROOM TWO

11' 10" x 10' 2" (3.61m x 3.1m) Radiator, walk in wardrobe

### BEDROOM THREE

8' 6" x 8' 4" (2.59m x 2.54m) Radiator

### BATHROOM

6' 6" x 6' (1.98m x 1.83m) White suite comprising panelled bath with shower over, shower curtain & rail, low flush WC, pedestal wash hand basin, radiator, vinyl floor covering

### OUTSIDE

Small easily maintained front garden, enclosed garden to rear accessed from covered passageway between 37 & 39 Castlerigg Place

### OUTSIDE STORE/WC

23' x 7' 3" (7.01m x 2.21m) Brick & concrete three compartment outside store/wc

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		