



## 3 Beacon Court

Goosnargh, Preston, PR3 2BY

£94,950



Holdens are pleased to bring to the market this purpose built ground floor apartment in the popular village of Goosnargh overlooking a very well maintained communal garden. The accommodation on offer comprises of: entrance hallway, kitchen, living room, bedroom, wet room. Externally there are communal garden areas, car park to the rear. Storage heaters and double glazed. New carpet to hallway, lounge and bedroom. Goosnargh has lots to offer with restaurants, pubs, walks, post office and convenience store on the doorstep. Excellent motorway access. Leasehold - Service charge includes, buildings insurance, communal lighting. Just under £200 per annum. Ground rent is £10 per annum. EPC rating D.





### ALL ON THE GROUND FLOOR

The main entrance door to the building leads to a covered inner entrance area.

#### Entrance Hallway

uPVC double glazed door, electric radiator, doors to storage cupboard, airing cupboard (with water tank), bathroom, bedroom, living room and kitchen.

#### Kitchen

9'10" x 7'10" (3.010m x 2.411m)

Base units and worktops, oven with grill, four ring electric hob, one and a half bowl stainless steel sink and drainer, uPVC double glazed window to front, tiled splashback, dishwasher, fridge and freezer, microwave all included. Space for washing machine.

#### Living Room

14'5" x 10'6" (4.405m x 3.210m)

uPVC double glazed window to front, electric radiator, free standing feature fireplace with electric fire.

#### Bedroom

12'10" x 9'8" (3.920m x 2.960m)

uPVC double glazed window to rear, electric radiator, built-in wardrobes.

#### Wet Room

7'10" x 5'8" (2.394m x 1.743m)

Pedestal wash hand basin, wet room with electric shower and pull down chair, uPVC window to rear, WC.

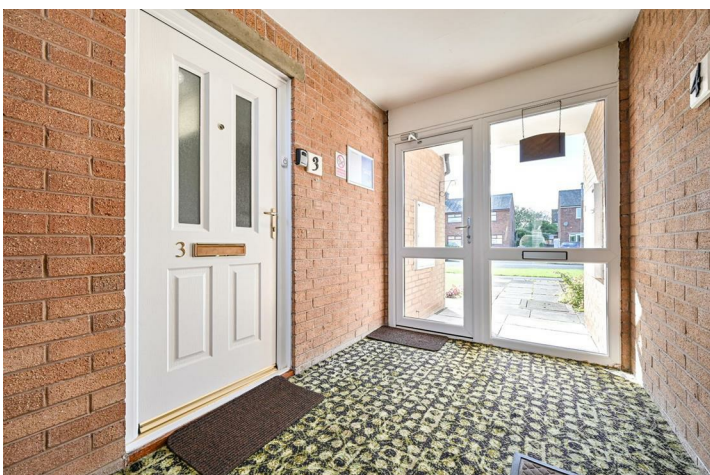
### EXTERNALLY

To the front there is a communal garden with flower beds, flagged paving.

To the rear there is a car park, communal garden.

### PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



## Road Map



## Hybrid Map



## Terrain Map



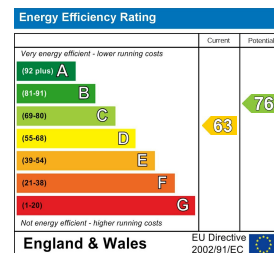
## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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