









BB7 9RA

## Beech Drive, Whalley, Clitheroe

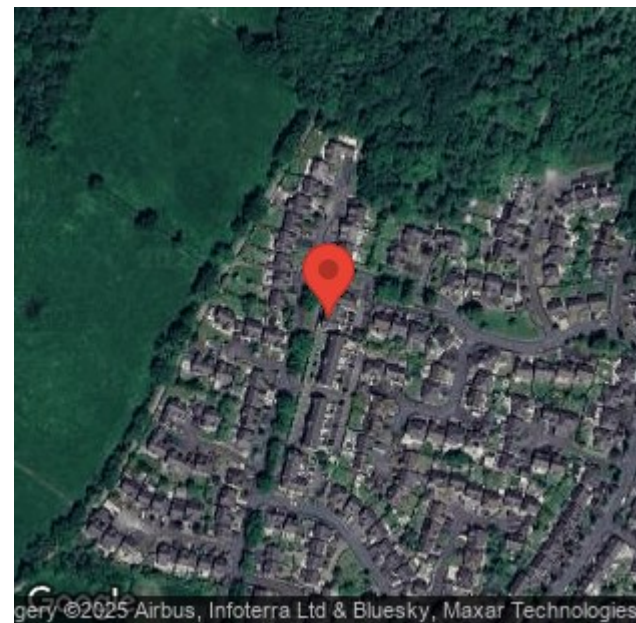
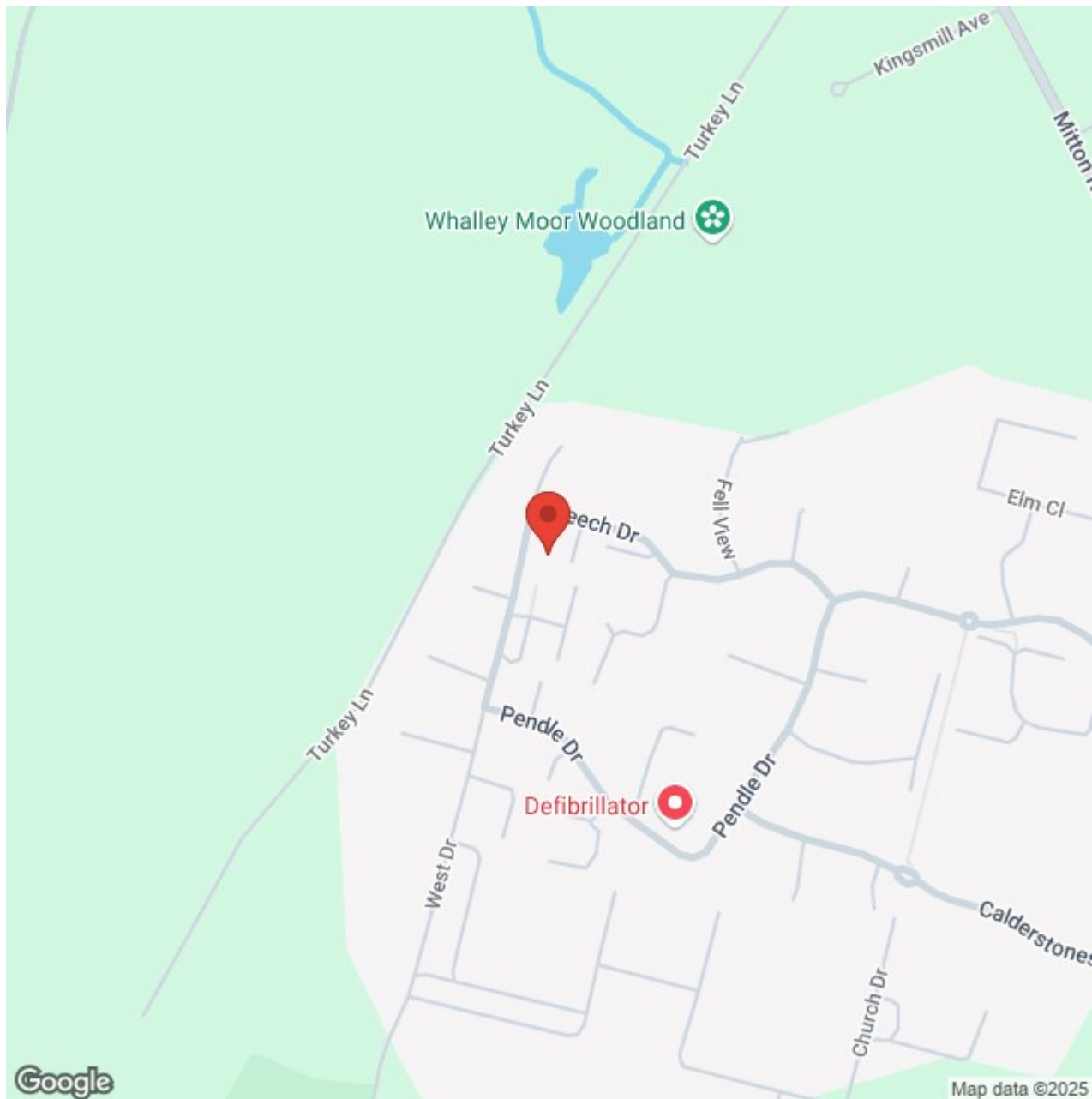
### Offers In The Region Of £299,950

- Modern Townhouse • Over Three Floors • First Floor Living Room • Play Room / Office • Three Bedrooms • Ensuite & House Bathroom • Parking & Garden • Desirable Calderstones Estate

Located in the highly sought-after Calderstones Park estate, this well-presented three-bedroom townhouse offers a fantastic blend of modern living and practicality. The property features a spacious living room, a versatile playroom/home office, and a stylish dining kitchen with ample storage and workspace. A ground floor WC adds further convenience. Upstairs, the master bedroom benefits from an ensuite shower room, while two further bedrooms are served by a modern three-piece house bathroom suite. Externally, the property boasts off-road parking and a low-maintenance rear garden. Situated in an affluent and family-friendly area, this home is ideal for those looking for a well-connected yet peaceful setting. Early viewing is recommended.













# Lancashire

Located in the highly sought-after Calderstones Park estate, this well-presented three-bedroom townhouse offers a fantastic blend of modern living and practicality. The property features a spacious living room, a versatile playroom/home office, and a stylish dining kitchen with ample storage and workspace. A ground floor WC adds further convenience. Upstairs, the master bedroom benefits from an ensuite shower room, while two further bedrooms are served by a modern three-piece house bathroom suite. Externally, the property boasts off-road parking and a low-maintenance rear garden. Situated in an affluent and family-friendly area, this home is ideal for those looking for a well-connected yet peaceful setting. Early viewing is recommended.

## GROUND FLOOR

This ground floor WC, located off the entrance hallway, features a white two-piece suite consisting of a toilet and a compact wall-mounted sink. The space is finished with modern dark grey walls, a wall-mounted mirror, and a radiator for added comfort.

## ENTRANCE HALLWAY

With access to the ground floor rooms and the first floor via open balustrade staircase.

## GROUND FLOOR WC

This ground floor WC, located off the entrance hallway, features a white two-piece suite consisting of a toilet and a compact wall-mounted sink. The space is finished with modern dark grey walls, a wall-mounted mirror, and a radiator for added comfort.

## DINING KITCHEN 13'2" x 15'11" (4.03m x 4.87m)

The dining kitchen is located on the ground floor at the rear of the property. It features a range of fitted units, integrated appliances, and ample workspace. There is space for a dining table, making it a great area for family meals. French doors open directly onto the rear garden, allowing natural light to flood the space.

## PLAYROOM / OFFICE 11'5" x 8'3" (3.48m x 2.54m)

This versatile space is currently used as a playroom but could also function as a home office or additional sitting area. The room enjoys plenty of natural light through a large window overlooking the front of the property. The neutral décor and soft carpet create a comfortable atmosphere, while built-in shelving and storage units offer practical solutions for organising books, toys, or work essentials.

## FIRST FLOOR / LANDING

## LIVING ROOM 13'2" x 15'0" (4.02m x 4.58m)

Situated on the first floor at the rear of the property, this spacious living room offers a bright and comfortable setting. Dual windows allow plenty of natural light, while the soft colour scheme and plush carpeting create a warm and inviting atmosphere. The room provides ample space for seating and entertainment, making it an ideal place to relax and unwind.

## BEDROOM 11'5" x 8'4" (3.48m x 2.56m)

This bedroom is located on the first floor at the front of the property. It features a neutral décor with soft grey carpeting and crisp white walls, complemented by a statement feature wall with patterned wallpaper. A large window allows for plenty of natural light, offering views over the surrounding neighborhood. The space is well-proportioned, with ample room for a bed, storage units, and additional furnishings.

## SECOND FLOOR / LANDING

## BEDROOM 11'5" x 8'8" (3.48m x 2.65m)

This second-floor bedroom is a spacious and well-lit double room, featuring a stylish accent wall and a neutral décor. It benefits from built-in fitted wardrobes and has direct access to a private ensuite shower room. A large window allows for plenty of natural light, creating a bright and inviting atmosphere.

## ENSUITE SHOWER ROOM 4'11" x 7'0" (1.51m x 2.14m)

This ensuite shower room, attached to the second-floor master bedroom, features a three-piece suite comprising a shower enclosure, pedestal sink, and WC. The space is finished with neutral tiling, a frosted window for privacy, and a wall-mounted mirror, creating a bright and functional space.

## BEDROOM 11'2" x 8'7" (3.42m x 2.63m)

Situated at the rear of the property on the second floor, this bedroom is bright and welcoming, with a large window allowing in plenty of natural light. The neutral décor provides a versatile backdrop, while the soft carpeting adds comfort underfoot. The room is well-proportioned and can accommodate a bed along with storage furniture, making it ideal for a child's or guest bedroom.

## BATHROOM 6'1" x 6'11" (1.86m x 2.13m)

The bathroom is fitted with a classic three-piece suite, comprising a panelled bath with an overhead shower, a pedestal wash basin with separate hot and cold taps, and a low-level WC. White wall tiles enhance the clean and fresh feel of the space, while a frosted glass window allows natural light to filter in while maintaining privacy. A heated towel rail and a built-in mirrored cabinet provide practicality and storage.

## 360 DEGREE VIRTUAL TOUR

<https://bit.ly/beece-drive-whalley>

## EXTERNALLY

This modern three-storey townhouse is set within a sought-after residential area, offering a charming blend of contemporary living and convenience. The front of the property boasts an attractive red-brick façade with a traditional-style entrance porch, complementing the well-maintained surroundings. The property benefits from a private rear garden, enclosed with brick and timber fencing for added privacy, featuring a low-maintenance artificial lawn. Beyond the garden, there is allocated off-road parking, providing convenience

and security. The location offers a scenic setting with tree-lined views and easy access to local amenities, making it an ideal home for families and professionals alike.

## PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

## PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.







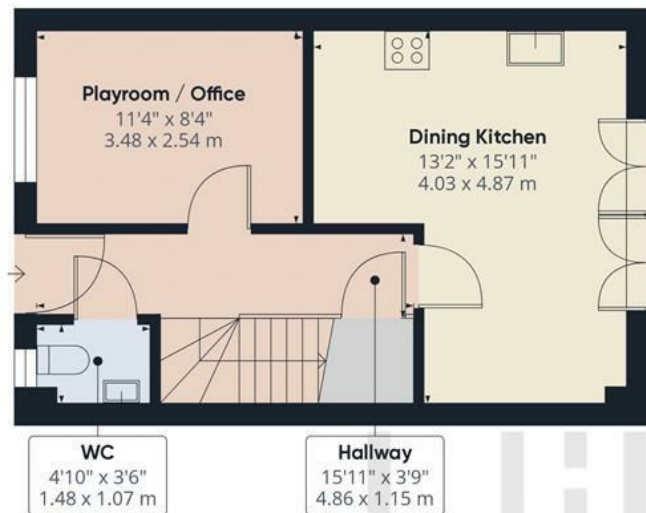
BB7 9RA

## OUTSIDE

This modern three-storey townhouse is set within a sought-after residential area, offering a charming blend of contemporary living and convenience. The front of the property boasts an attractive red-brick façade with a traditional-style entrance porch, complementing the well-maintained surroundings. The property benefits from a private rear garden, enclosed with brick and timber fencing for added privacy, featuring a low-maintenance artificial lawn.

Beyond the garden, there is allocated off-road parking, providing convenience and security. The location offers a scenic setting with tree-lined views and easy access to local amenities, making it an ideal home for families and professionals alike.

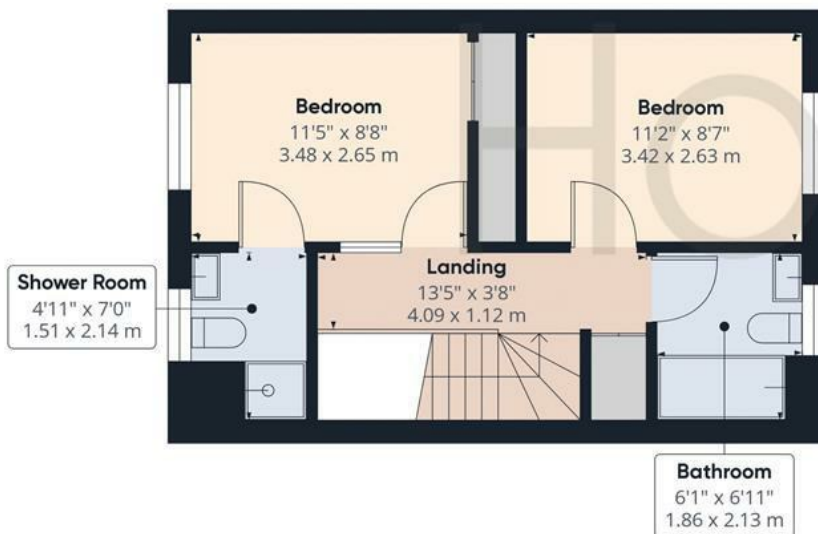




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1086.07 ft<sup>2</sup>

100.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





Hilton &  
Horsfall





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)