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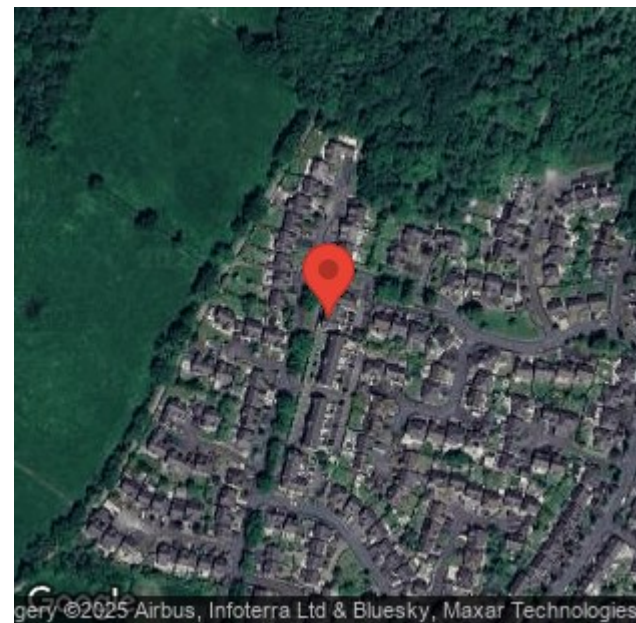
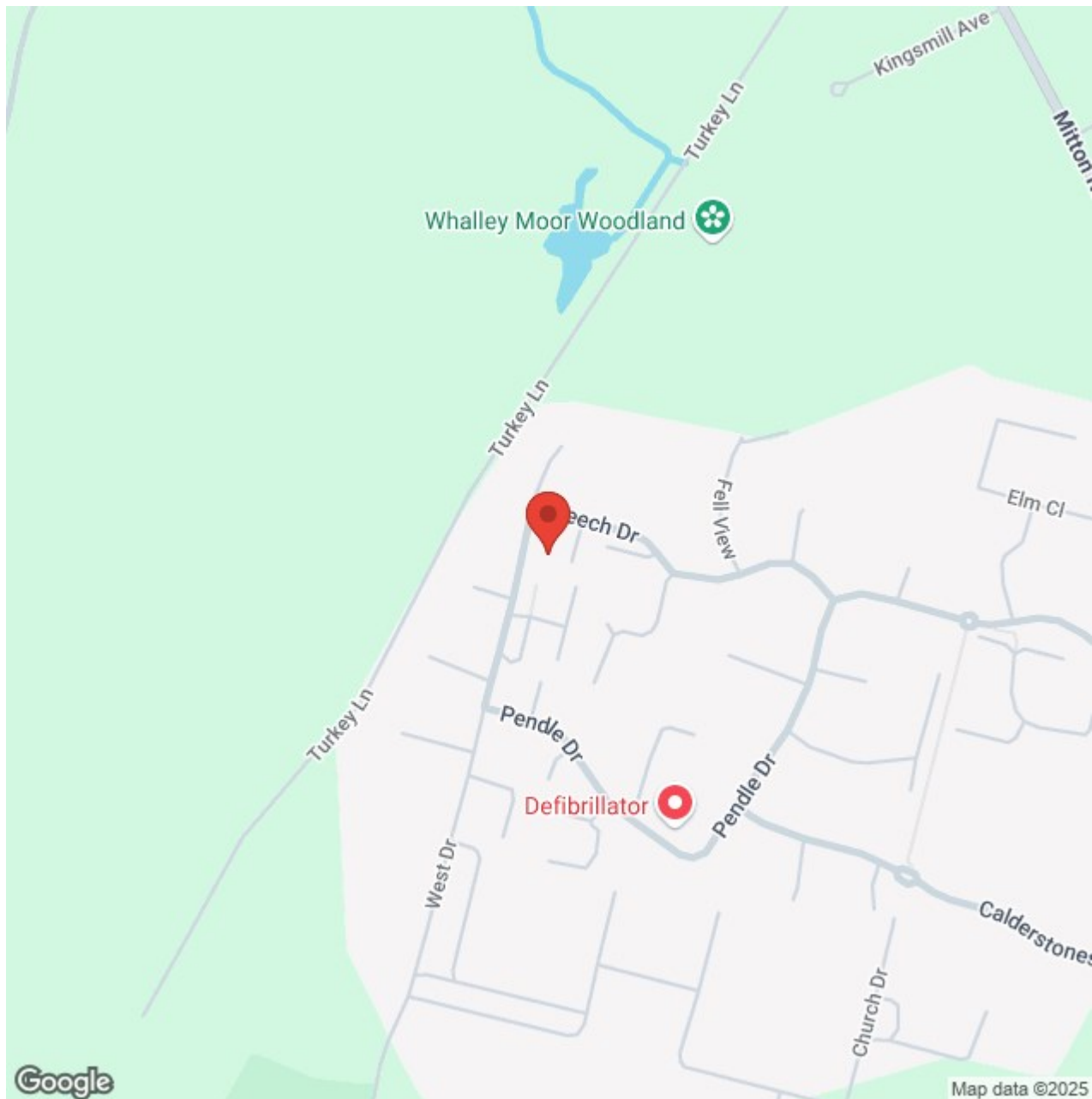
Beech Drive, Whalley, Clitheroe

Offers In The Region Of £289,950

- NO CHAIN • Modern Townhouse Over Three Floors • First Floor Living Room • HIVE Central Heating System • Desirable Calderstones Estate • Ensuite & House Bathroom • Parking & Garden

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. Available with NO CHAIN







Lancashire

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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.

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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.

BEDROOM / PLAYROOM 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.

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OUTSIDE

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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1086 ft²

100.9 m²

(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 are based on RICS IPMS 3C standard.



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