



43 Beech Drive,
Whalley

£345,000

A beautifully presented, spacious end townhouse with stunning views and versatile living space. This superb end townhouse offers an exceptional amount of living space, thoughtfully arranged over three floors to provide versatility and comfort. Situated along a picturesque, tree-lined drive, the property enjoys leafy front aspects and breathtaking top-floor views towards Pendle Hill. The beautifully maintained rear garden benefits from sunlight until late afternoon, creating a perfect outdoor retreat. Commanding an enviable position on the sought-after Calderstones development, the property is within walking distance of the village centre, with Whalley Station providing direct rail links to Manchester City Centre, making it ideal for commuters.



43 Beech Drive, Whalley

Internally, you are greeted through the sheltered front door and welcomed by a spacious entrance hall with tiled flooring and stairs ascending to the first floor. To the right, a two-piece cloakroom with WC and wash basin is conveniently positioned, along with a useful under-stairs storage cupboard.

The front reception room is a versatile space, well-suited as a formal dining room, playroom, or a generous home office for those working remotely. At the rear, the open-plan kitchen/diner is a bright and inviting space, featuring PVC French doors that seamlessly open onto the rear garden.

The kitchen is fitted with a range of base and eye-level units, a breakfast bar, an electric Bosch oven, an integrated fridge freezer, and a gas Bosch hob with extractor above. A separate utility room provides additional storage and houses plumbing for a washing machine, an extra sink unit, and pantry space.

The first floor boasts a spacious L-shaped living room, a perfect setting for relaxation, offering abundant natural light and pleasant green views. Also on this floor is the impressive principal bedroom, complete with fitted wardrobes and a large en-suite bathroom featuring a three-piece suite with an electric shower over the bath and part-tiled elevations.

Ascending to the second floor, there are three further well-proportioned bedrooms. Two are generous doubles, while the third is currently utilized as a large dressing room. A three-piece family bathroom, loft access, and an airing cupboard housing the Gledhill Boilermate hot water store complete this level.

Externally, the rear garden is designed for easy maintenance and enjoyment, with a patio area, loose stone borders, and small shrubs and trees, all enclosed by timber fencing with brick columns. A gated rear access leads to residents' parking for two cars as well as ample, quiet on-street parking to the side adding to the convenience of this well-positioned home.

Set back from Beech Drive, the properties are provide an enhanced sense of safety, privacy, excellent natural light, and convenient front access. Located within the highly regarded Calderstones development, the property is just a short walk from Whalley's excellent amenities, including a selection of shops, pubs, and well-regarded local schools, both comprehensive and private. Clitheroe and Manchester are easily accessible via rail and road links, making this an ideal home for families and professionals alike.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

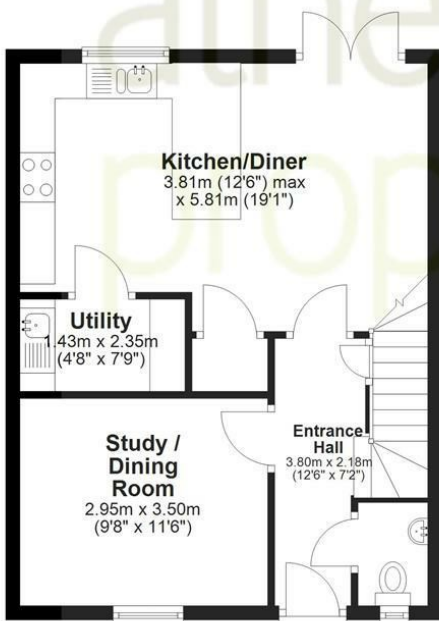
D (60).

Council Tax

Band C.

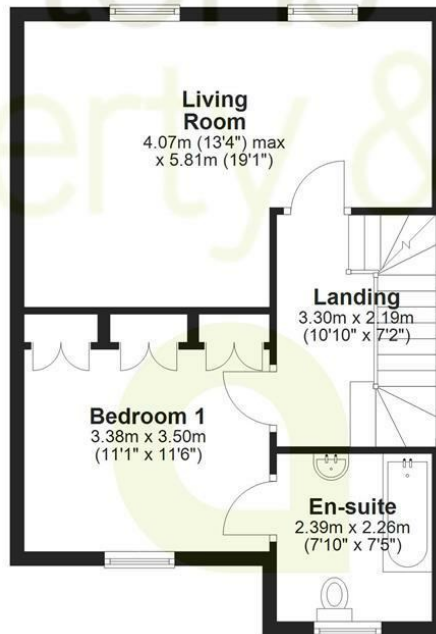
Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



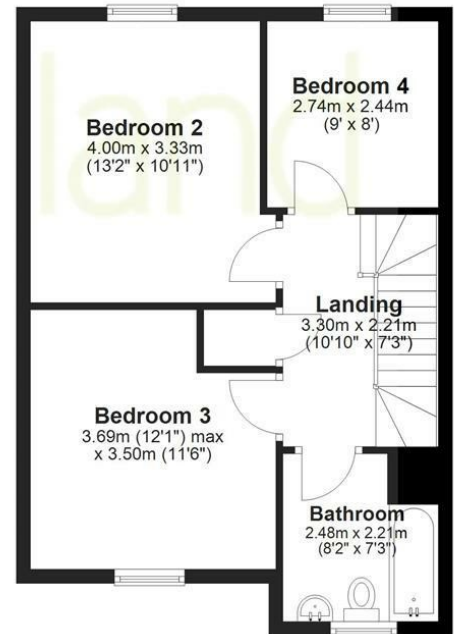
First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Second Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 138.4 sq. metres (1489.4 sq. feet)



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

01254 828 810

whalley@athertons-uk.com

www.athertons-uk.com