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Beech Drive, Calderstones Park, Whalley, Ribble Valley
£285,000



Located on the highly sought-after Calderstones Park estate, this well-maintained three-bedroom modern townhouse offers an exceptional blend of neutral décor, versatile living space, and low-maintenance outdoor areas. Arranged over three floors and finished to an excellent standard throughout, the property is ideal for families, professionals, or downsizers seeking a stylish yet practical home in an affluent, family-friendly setting. Offered to the market with no onward chain, early viewing is strongly recommended.

Occupying a prime position within the development, the property boasts a traditional red-brick façade, a charming porch entrance, and attractive tree-lined views that enhance its kerb appeal. To the rear, a private, enclosed garden with artificial lawn and brick-and-timber fencing provides a safe and low-maintenance outdoor space, while allocated off-road parking adds convenience and peace of mind.

On entering, you are welcomed by a bright hallway with an open-balustrade staircase and access to all ground-floor rooms. A sleek cloakroom/WC is finished in a modern palette, while to the front, a versatile reception room offers flexibility as a dining room, home office, children's playroom, or additional sitting area.

Stretching the full width of the house at the rear, the contemporary dining kitchen is a bright, sociable space fitted with a range of modern cabinetry, tiled flooring, integrated appliances, and generous workspace, with room for a family-sized dining table. French doors open directly onto the garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living.

On the first floor, a spacious L-shaped living room spans the rear of the property, enjoying dual windows and a warm, inviting ambience — perfect for relaxing or entertaining. A further double bedroom sits to the front, decorated in calming neutral tones with a feature wall, ample wardrobe space, and the potential to add an en-suite, with plumbing easily accessible.

The second floor is home to the principal suite: a generous double bedroom with fitted wardrobes and a stylish en-suite shower room featuring a three-piece suite, modern tiling, and a frosted window. Another well-proportioned double bedroom at the rear and a modern family bathroom complete the accommodation. The bathroom is finished with a classic three-piece suite, tiled walls, a heated towel rail, and a mirrored storage cabinet, creating a fresh and functional space.

Externally, the attractive façade is complemented by the well-kept surroundings of Calderstones Park, a desirable residential development known for its leafy setting and strong community feel. The rear garden, with paved pathways and artificial lawn, provides a private, low-maintenance space to enjoy summer evenings, while allocated parking for two vehicles lies conveniently to the rear, with additional visitor parking available.

Calderstones Park enjoys the perfect balance of convenience and tranquillity. Local amenities, well-regarded schools, and scenic walks are all close at hand, while excellent transport links connect you easily to Whalley, Clitheroe, and beyond. A wonderful opportunity to acquire a stylish, low-maintenance home in one of the Ribble Valley's most sought-after areas — early viewing is highly recommended.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (69).

Council Tax

Band D.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm
01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm
01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

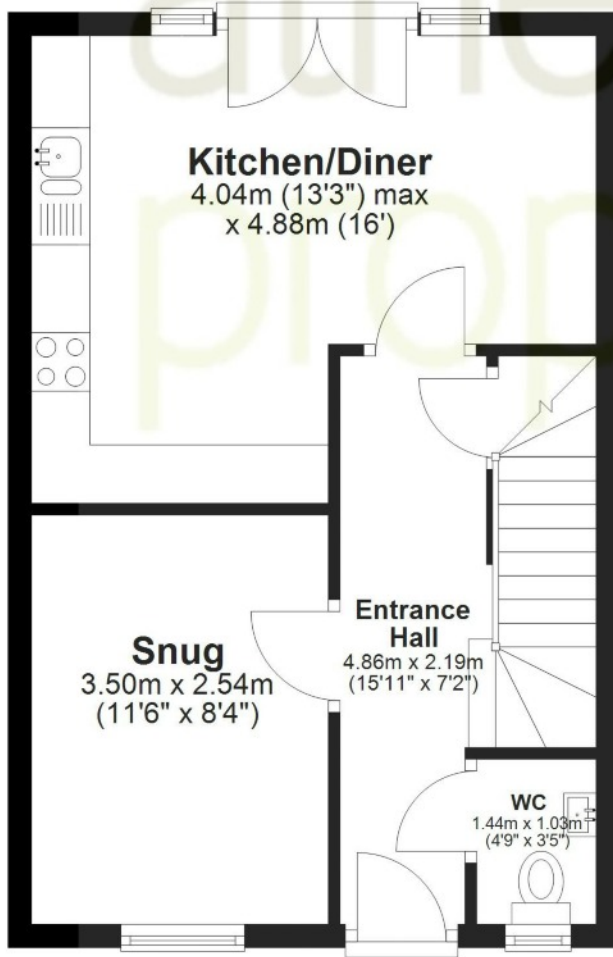
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





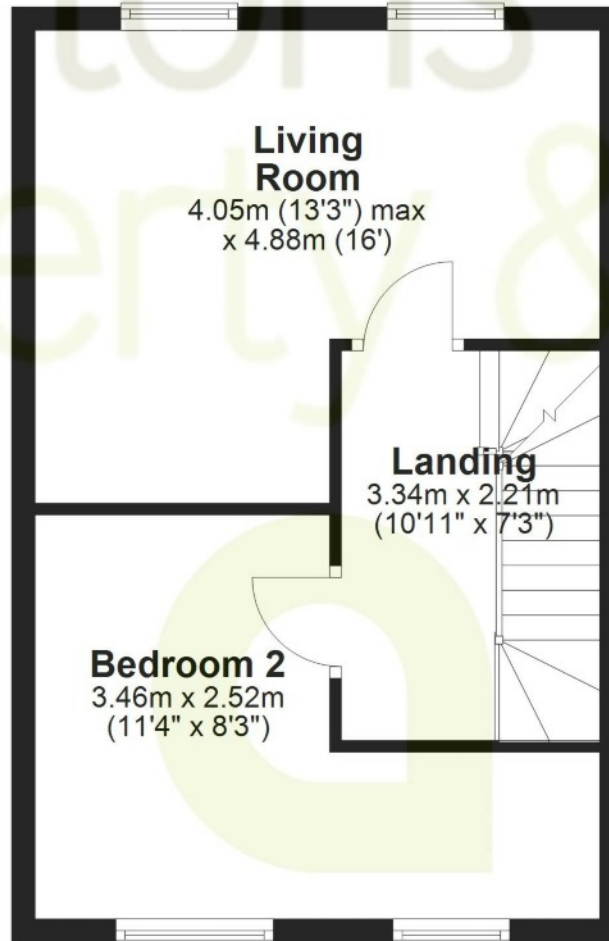
Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



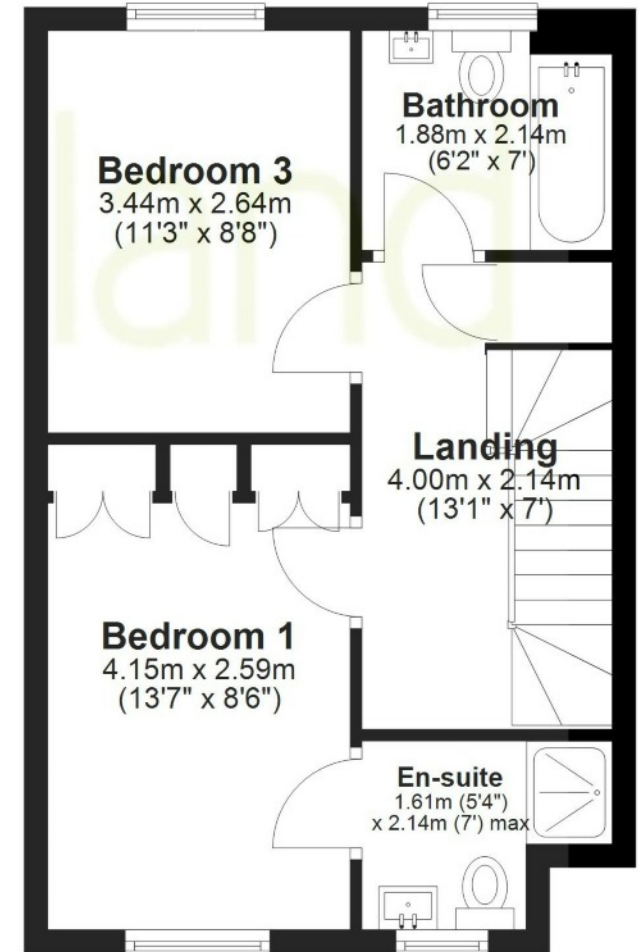
First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Second Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 110.8 sq. metres (1192.3 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Mollie Bentley
Media Manager



Russell Anderton
Senior Valuer



Helen Jones
Senior Sales Negotiator



Tom Brown
Senior Sales Negotiator



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Mags Twist
Office Administrator



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