



86 Pendle Drive, Whalley

£230,000 Leasehold

Stylish three-bedroom first floor apartment in Calderstones Park. Refurbished, spacious, with luxury kitchen, loft, parking, secure access, close to Whalley village and countryside walks.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

This impressive three-bedroom first floor apartment offers a superb opportunity to acquire a spacious and luxurious home in the highly sought-after Calderstones Park development. Forming part of an exclusive block of just four apartments, the property has been recently refurbished to an exceptional standard, resulting in a stylish, move-in ready interior with contemporary upgrades throughout. The flexible layout includes three well-proportioned bedrooms, a modern shower room, and a generous lounge that flows seamlessly into a luxury kitchen complete with high-specification appliances. Further benefits include a large, fully boarded loft area, ideal for storage. The apartment is perfectly suited to those looking for a second home seeking a lock-up and leave lifestyle, professionals, downsizers, or investors and is positioned within easy reach of Whalley village with its wealth of shops, bars, restaurants, and train station. The surrounding area also offers beautiful countryside walks, including Whalley Nab, making this an enviable location for those seeking both convenience and tranquillity.

The outside space is pleasant, with attractive communal patio gardens to the front and side of the building featuring planted borders and a small seating area for residents to enjoy. To the rear, a private car

park provides an allocated parking space for the apartment, along with three visitor parking spaces for guests. Secure gated access leads directly into the building, ensuring both privacy and peace of mind. The proximity to open countryside and village amenities enhances the appeal of this exceptional apartment in a prime location, combining contemporary living with the benefits of a peaceful and attractive setting. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

- Desirable Spacious First Floor Apartment
- Luxurious High Specification Interior
- Ideal For - Professionals, Downsizers, Investors or 2nd Home
- 3 Flexible Bedrooms - Modern Shower Room
- Attractive Lounge & Luxury Modern Kitchen & Appliances
- Private Allocated Parking & Visitor Parking
- Contemporary Recent Upgrades
- Attractive Surrounding Communal Patio Gardens
- Positioned On Sought-After Calderstones Park
- Close To Whalley Village; Abundance Of Amenities & Train Station



Entrance Hallway

External wood door into the apartment from communal hallway entrance and staircase, decorative wall panelling to dado height, solid wood flooring, panel radiator, coving, intercom phone entry system, built-in storage cupboard, loft access with wooden drop-down ladder to large boarded area also housing combination gas central heating boiler.

Lounge

Spacious living room with uPVC double glazed window with fitted electric blinds, pleasant elevated front aspects, feature wall with TV point and recess spotlighting, shelving in alcove area with LED spotlighting, coving, carpet flooring, panel radiator.

Kitchen

Contemporary fitted kitchen with range of wall, base and drawer units in an attractive matte finish with contrasting Quartz worktops and bronze mirrored splash back, integrated Siemens appliances with 4 ring induction hob with extractor fan, electric double oven and grill, washing machine and fridge freezer, sink unit with drainer, Quooker tap, under unit spotlighting, tiled flooring with underfloor heating, LED recessed spotlighting, UPVC double glazed leaded window.

Shower Room

Modern 3-pce white suite with ceramic bowl with vanity unit with drawers under and mixer tap, wall hung low level dual flush w.c., corner shower enclosure with thermostatic rainfall shower and additional shower fitment, fully tiled walls, tiled effect flooring, wall mounted storage unit, recessed spotlighting with panelled ceiling, extractor fan, ladder style radiator.

Bedroom One

Excellent master double bedroom, carpet flooring, panel radiator, coving, uPVC double glazed windows to front and side elevation with pleasant aspects, electric window blinds, TV point, wall light points, fitted wardrobes to one wall.

Bedroom Two/Dining Room

Excellent second double bedroom or flexible dining room with carpet flooring, panel radiator, uPVC double glazed window with electric fitted blind, decorative wall panelling, wall light points, TV point.

Bedroom Three/Office

Versatile room with carpet flooring, panel radiator, uPVC double glazed window with electric fitted blind, attractive elevated outlooks, TV point.



