



Atlantean Drive, Leyland

Offers Over £280,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, ideal for families seeking a spacious and modern property in the heart of Leyland. The home is situated within a quiet and popular residential area, surrounded by excellent local amenities including shops, schools, and parks. Leyland town centre is only a short distance away, offering a wide range of restaurants and leisure facilities. For commuters, the property is well connected with Leyland Train Station within easy reach, regular bus routes nearby, and superb access to the M6 and M61 motorways, providing convenient links to Preston, Chorley, and beyond.

Stepping into the home, you are greeted by a welcoming main reception hall that provides access to most of the ground floor rooms as well as the staircase leading to the first floor. To the front, the property offers a well-proportioned dining room, perfect for family meals and entertaining guests, while opposite sits a versatile family room that could also serve as a home office or playroom. Towards the rear, you'll find a spacious and inviting lounge featuring French doors that open out into the garden, allowing natural light to flood the room. Completing the ground floor is a modern kitchen, fitted with a range of integrated appliances and offering convenient side access to the garden.

Ascending to the first floor, an open landing leads to three well-sized bedrooms. The master bedroom benefits from fitted wardrobes and a stylish three-piece en-suite shower room, while the second bedroom also features built-in storage. The third bedroom is ideal as a child's room or guest bedroom. Serving the remaining rooms is a modern three-piece family bathroom, complete with an over-the-bath shower and contemporary fittings.

Externally, to the front of the property is a well-maintained driveway with parking for up to two cars, accompanied by a neat front lawn that enhances the home's kerb appeal. To the rear, a generous garden provides an excellent outdoor space for families to enjoy, featuring a patio seating area perfect for dining or relaxing in the warmer months, leading onto a good-sized artificial lawn that ensures year-round greenery with minimal upkeep.

Overall, this lovely home offers a perfect balance of comfort, practicality, and style—ideal for growing families seeking a move-in-ready home in a convenient and sought-after location.



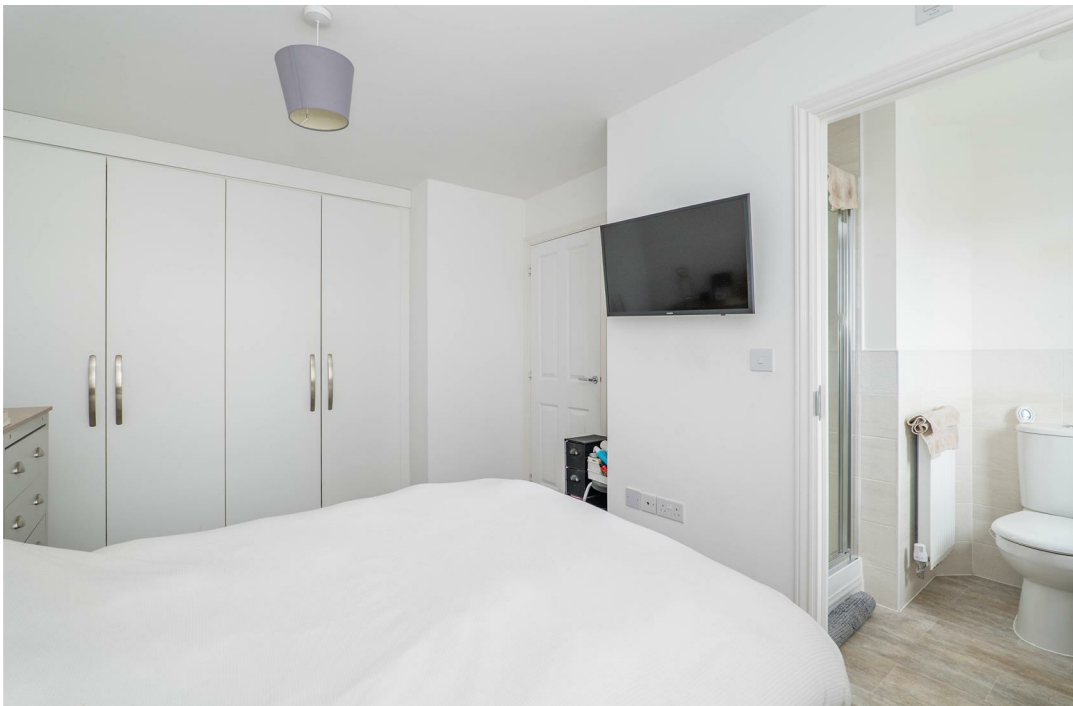










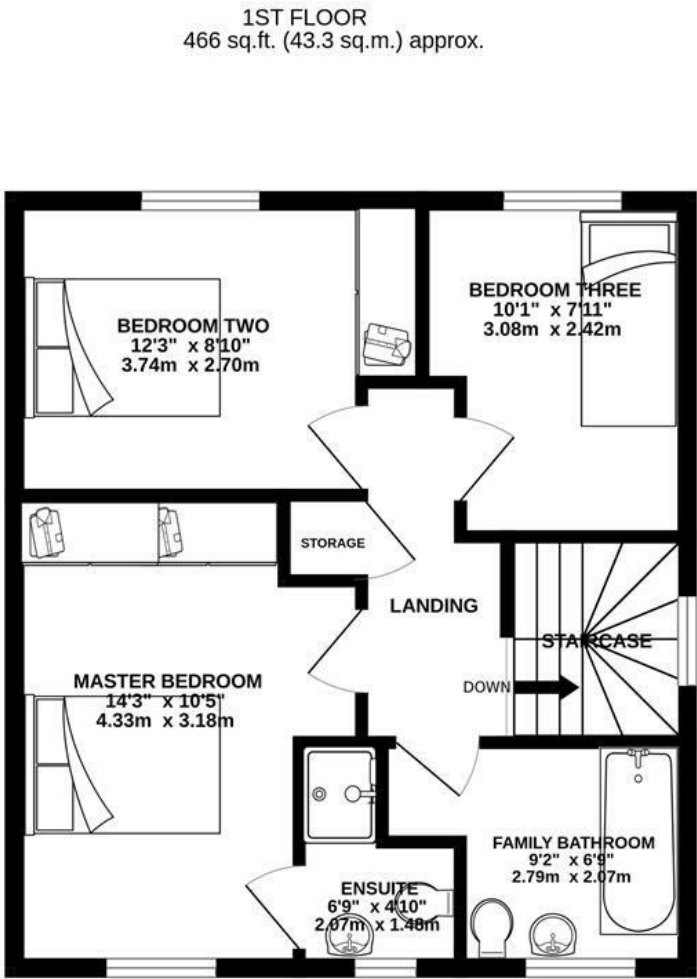
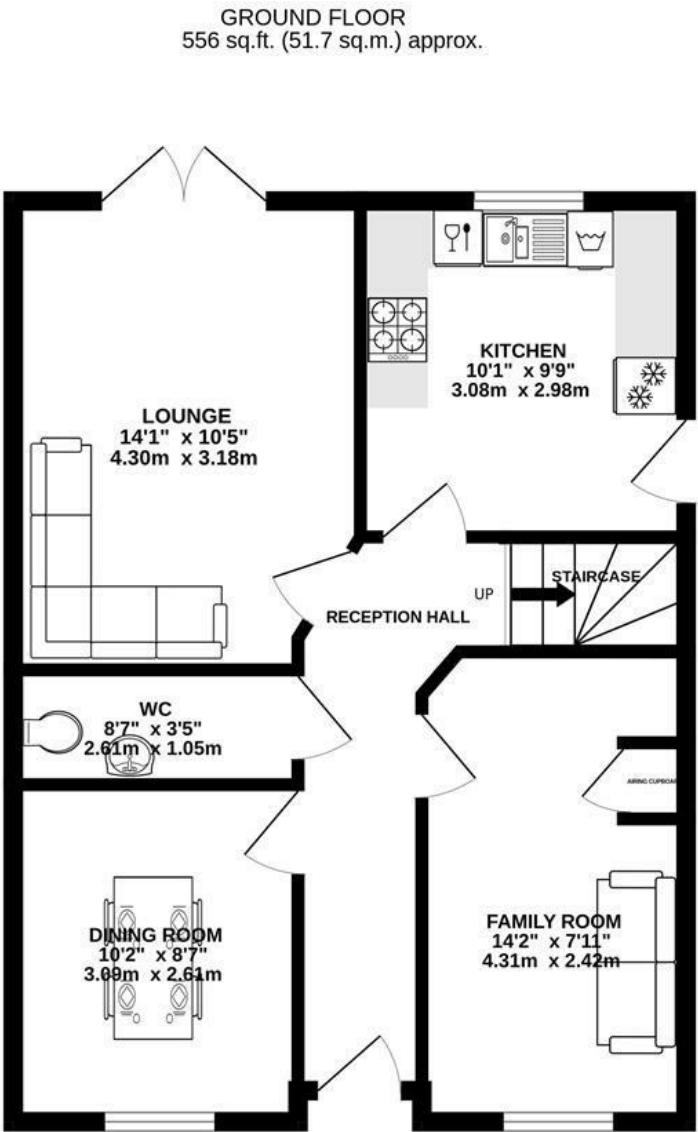








BEN ROSE



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

