

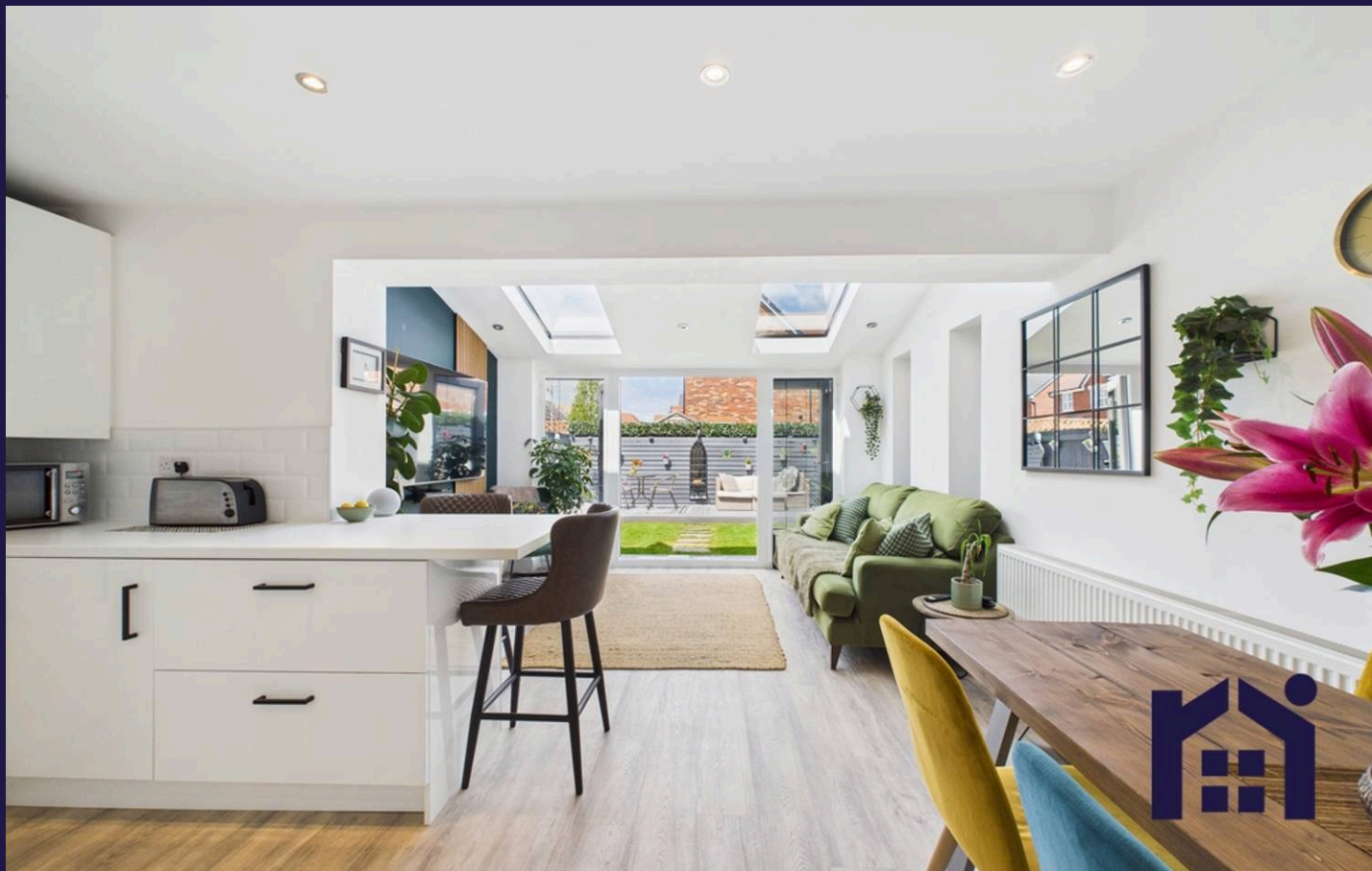
HOME  TRUTHS

Atlantean Drive, Leyland

PR25 3NW







Gorgeous, extended three bedroom semi detached property in a popular residential area, within easy reach of town centre amenities, schools and primary transport routes. To the front, the tarmac driveway can accommodate two vehicles and leads to the main entrance. Step into the hallway and from there to the serene living room. Leading off is the heart of the home with plenty of space for both dining and comfortable furniture with plenty of natural light from roof lights. The kitchen comprises a range of wall and base units with breakfast bar and integrated appliances including gas hob, electric oven and grill, refrigerator, freezer and washing machine. Completing the ground floor is the cloakroom with wc and wash hand basin. Step through patio doors into the delightful garden with upper and lower decked areas so that you can enjoy relaxing and entertaining at various times of the day. Back inside, stairs lead to the first floor landing with ladder access to the loft with light. Bedroom one has panelled wall and benefits from en suite comprising electric shower in cubicle, tiled elevations, wc and wash hand basin. Bedroom two is also a double with bedroom three a very comfortable single. The family bathroom comprises tiled elevations, bath, wc and wash hand basin. With c 900 square feet of accommodation this is a perfect place to call home.





Gorgeous, extended three bedroom semi detached property in a popular residential area, within easy reach of town centre amenities, schools and primary transport routes.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Gorgeous semi detached property
- c 1,000 square feet of accommodation
- Beautiful family room
- Video & virtual tour
- Three bedrooms
- Close to town centre amenities

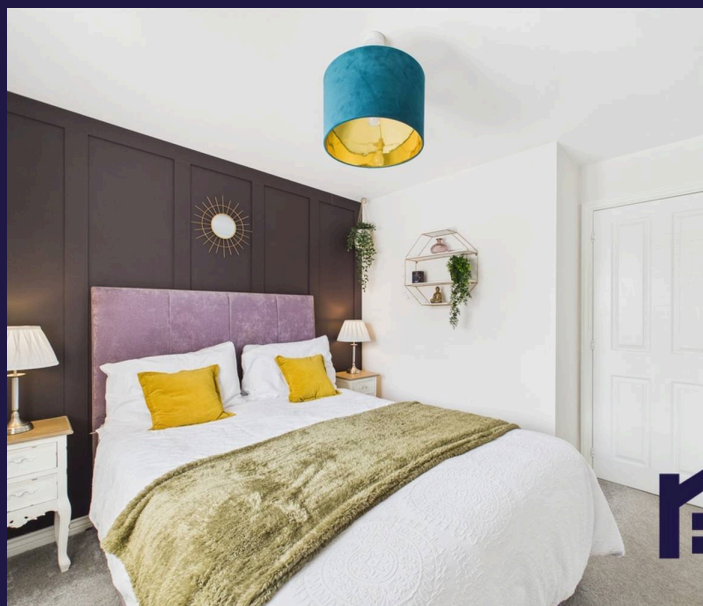


HOME  TRUTHS

Ecclestone Branch  
265 The Green, Ecclestone, PR7 5TF  
01257 451673

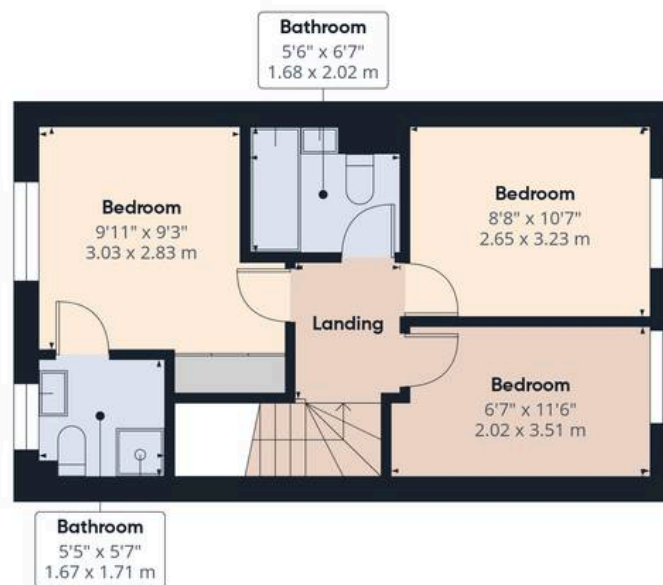
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

897 ft<sup>2</sup>

83.5 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360