

HOME  TRUTHS

Atlantean Drive, Leyland

PR25 3NW





This fabulous semi detached property is set in a popular and highly sought after residential area within easy reach of town centre amenities and primary transport routes, making it a perfect choice for families, commuters and first time movers alike. To the front, the tarmac driveway accommodates two vehicles, while an additional crushed slate driveway provides parking for a third and leads past mature hedging to the main entrance. Step into the welcoming hallway, with a cloakroom off comprising wc and wash hand basin. To the left lies the well proportioned living room, featuring stylish panelled walls and patio doors opening out to the garden. To the right, the dining kitchen offers a comprehensive range of wall and base units together with integrated appliances including gas hob, electric oven and grill, refrigerator, freezer, dishwasher and the Ideal Logic central heating boiler, plus space, power & plumbing for additional appliances. A particular feature of this property is the two separate garden areas. One is laid to lawn with a mature hedge border, while the larger rear garden is wonderfully private with a lazy lawn, upper and lower terraces, and ample space to relax, dine and entertain. Back inside, stairs lead to the first-floor landing, with linen cupboard and ladder access to the part-boarded loft. Bedroom one enjoys panelled walls and an en suite comprising tiled flooring and elevations, wc, wash hand basin and mixer shower in cubicle. Bedroom two is also a double and overlooks pleasant green space, while bedroom three is a comfortable single currently enjoying life as a home office. Completing the accommodation, the family bathroom comprises bath with shower attachment, wc and wash hand basin. With 760 square feet of well presented accommodation on offer, this is a truly lovely family home.

This fabulous semi detached property is within easy reach of town centre amenities and primary transport routes, making it a perfect choice for families, commuters and first time movers alike. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Lovely semi detached property
- Three bedrooms
- Ample parking
- Virtual tour
- Popular residential area
- Ready to move into



HOME  TRUTHS

Eccleston Branch

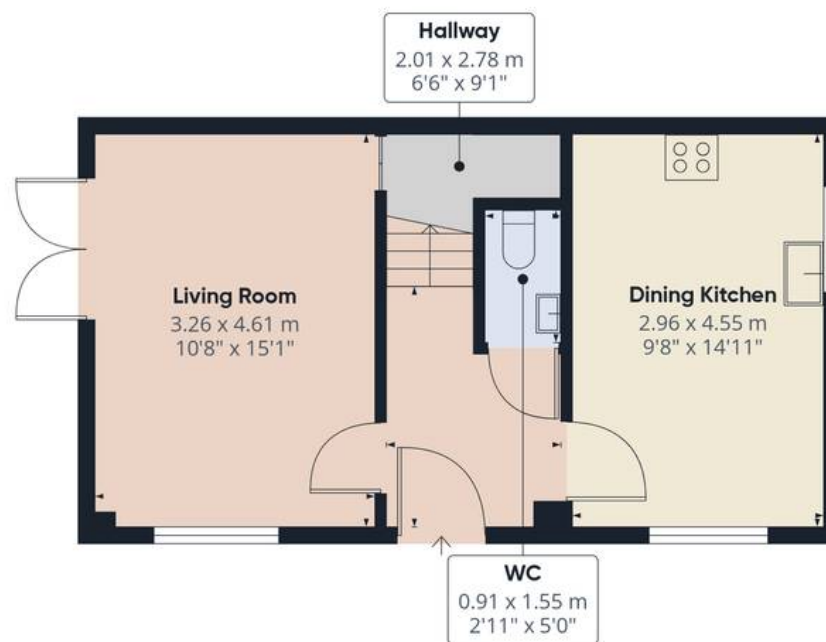
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

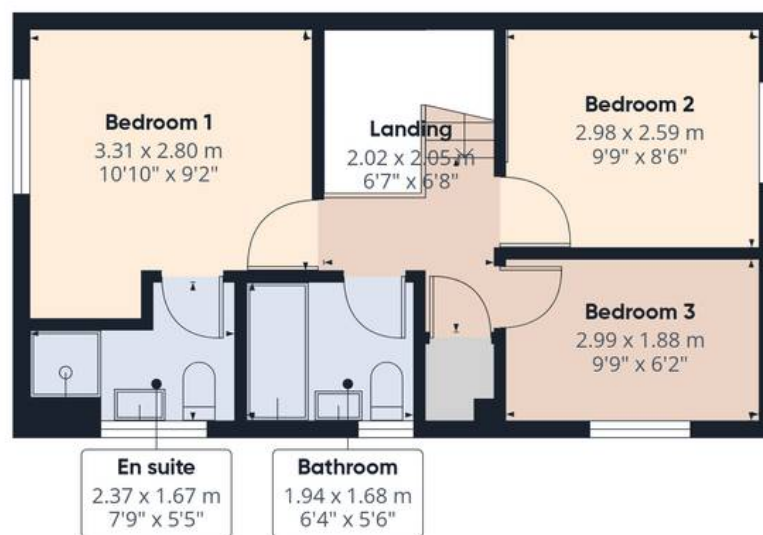
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[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>

71.3 m<sup>2</sup>

767 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

