



Atlantean Drive
Leyland

- **3 Semi-Detached Bedroom**
- **Ideal First-Time Buy**
- **Ready To Move Into**
- **Spacious Open Plan Living Area**

For Sale £196,000
EPC Rating B'





Property Description

- * 3 Bedroom Semi-Detached
- * Ideal First-Time Buy
- * Ready to move into

Situated within a quiet residential area, surrounded by 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 easy access to the M6 and M61 motorways, providing convenient links to Preston, Chorley, and beyond.

This beautifully presented modern home offers bright, contemporary living throughout, ideal for first-time buyers, young families, or anyone looking for a stylish property ready to move straight into. Finished in neutral tones with plenty of natural light, the property creates a welcoming and spacious feel from the moment you arrive. To the front, there is two allocated parking space.



Upon entering the home, you are welcomed into a bright entrance area complete with a convenient downstairs WC. Finished in a modern white suite, this practical addition is perfect for guests and everyday family living.

The contemporary fitted kitchen has been thoughtfully designed. Featuring modern grey gloss cabinetry paired with wood-effect worktops, the kitchen offers an airy and stylish finish. Integrated cooking appliances, space for white goods, and generous countertop areas make this a practical space for everyday cooking while the window allows natural light to flood in.



To the rear of the property is a spacious open-plan living area, beautifully presented with neutral décor and light flooring which enhances the sense of space. Large doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The room comfortably accommodates both lounge seating and additional furniture, making it an ideal setting for relaxing or entertaining.

Upstairs, the property offers three bedrooms with natural light coming in. These three bedrooms offer flexibility for family, living guests or home working. You could easily transform a room into a guest bedroom, walk-in wardrobe or home office. Lovely modern shower room completes the first floor.



Externally, private garden featuring Astroturf for low maintenance with a summer house at the bottom of the garden that could be used as a gym or home office.

LOCAL INFORMATION LEYLAND is a town in South Ribble, Lancashire. Six miles (10 km) south of Preston. Leyland is made up by six different areas, the town centre itself counts as the main retail side, with the railway station, library and shops nearby. The other areas include Broadfield, Moss Side, Worden Park, Turpin Green and the Wade Hall estate. The town is famous primarily for the bus and truck manufacturer Leyland Motors. Within easy reach of the local amenities and highly regarded local primary and secondary schools, as well as colleges - whilst being particularly well-placed for transport and commuter links with M6 nearby.



ENTRANCE HALL

LIVING ROOM 14' 3" x 14' 2" (4.34m x 4.32m)

KITCHEN 7' 3" x 11' (2.21m x 3.35m)



WC 2' 10" x 6' 1" (0.86m x 1.85m)

FIRST FLOOR

BEDROOM ONE 7' 9" x 13' 6" (2.36m x 4.11m)

BEDROOM TWO 7' 10" x 11' 9" (2.39m x 3.58m)

BEDROOM THREE 6' 2" x 9' 1" (1.88m x 2.77m)

SHOWER ROOM 6' 3" x 6' 3" (1.91m x 1.91m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
63.3 m²
682 ft²

(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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		