

HOME  TRUTHS

Atlantean Drive, Leyland

PR25 3NW





Fabulous and beautifully arranged, this semi-detached property offers over 1100 square feet of elegant accommodation over three floors, ideally located in a highly sought-after residential area within easy reach of schools, colleges and town centre amenities. To the front, the driveway provides parking for two vehicles and leads past the delightfully planted garden to the main entrance. Step into the entrance hallway and through to the spacious dining kitchen, which comprises a range of wall and base units with integrated gas hob, electric oven and grill, refrigerator and freezer, along with space, power and plumbing for additional appliances. The cloakroom features a wc and wash hand basin, while to the rear, the well-proportioned living room flows seamlessly into the garden room, where bi-fold doors open onto an Indian stone sun terrace. This leads to a lawn with gravel borders, raised beds and beautiful blossom trees, including crab apple and cherry, with a large shed providing excellent storage. Back inside, stairs rise to the first floor, where bedroom two is a good-sized double to the rear, and bedroom three a comfortable single to the front, both served by the family bathroom comprising bath with screen and mixer shower over, wash hand basin and wc. The second floor is dedicated to the gorgeous principal bedroom, featuring skylights flooding the space with natural light, along with a dressing area with fitted wardrobes and a large en suite comprising rainfall mixer shower in cubicle, wc and wash hand basin. Offering style, space and a superb layout across three floors, this is a first-class family home.

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Tenure: Leasehold

- Delightful semi detached property
- Over 1100 square feet of accommodation
- Three bedrooms
- Sought after location
- Virtual tour
- Close to town centre amenities, schools & colleges

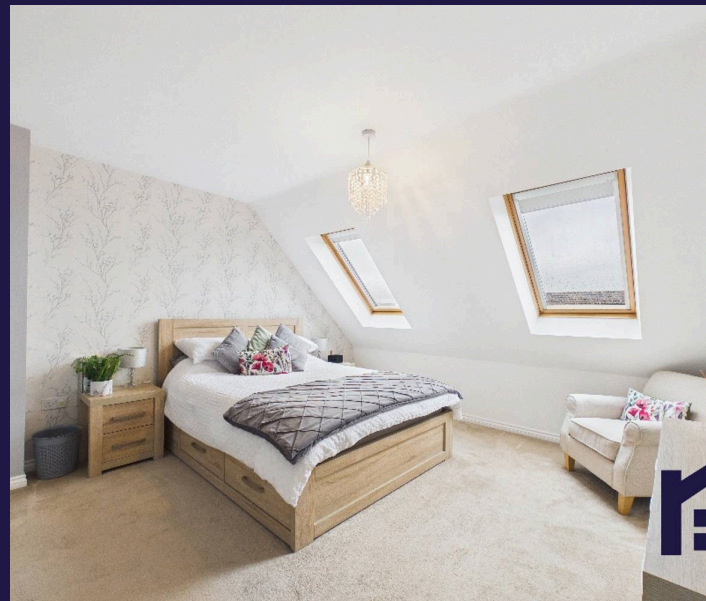


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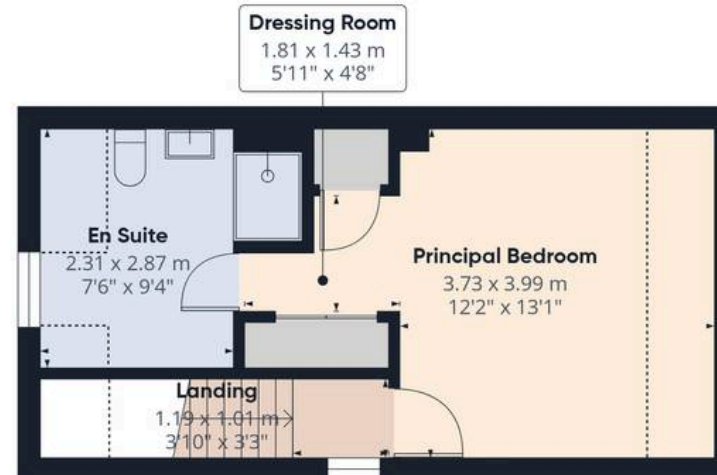




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

104.4 m²

1127 ft²

Reduced headroom

4.7 m²

51 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

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