



Atlantean Drive, Leyland **Offers Over £155,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three bed, semi detached property on the continually popular and much sought after residential development in Leyland. This would be an ideal home for a first time buyer or for someone wanting to move closer to a town centre. The property is a two minute drive from Leyland's town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall that leads into the spacious lounge/diner. The lounge is well presented with patio doors that leads out to the rear garden. Back through the hall, you'll find the modern fitted kitchen with a complete suite of integral appliances. There is also a convenient WC upon entering the property.

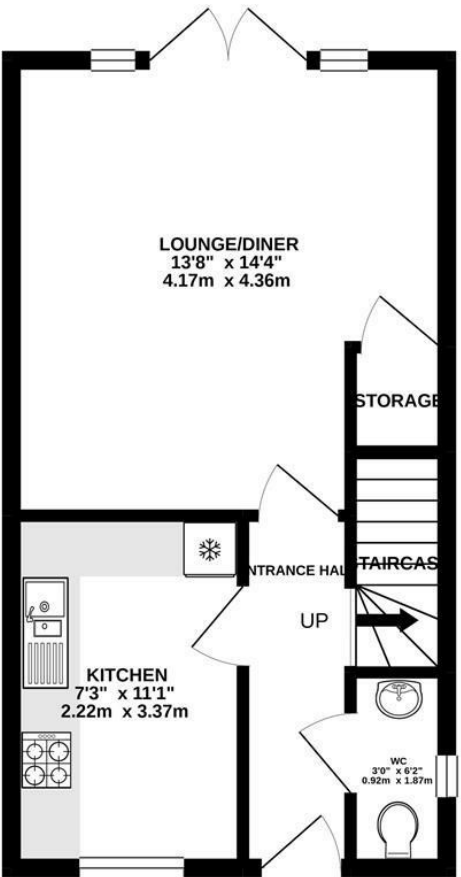
Moving upstairs, you'll find three good sized bedrooms and the three piece family bathroom with an over the bath shower. Bedroom three is currently being used as a home office space, offering great versatility. In addition, the loft is fitted with a pull-down ladder and has been boarded throughout.

Externally, to the front of the property is a good sized, tarmac driveway with room for two cars. To the rear is a gorgeous secluded garden that has a landscaped artificial lawn and gorgeous Indian stone patio area. It also benefits from tall wooden fencing and offers a good amount of shed space for additional storage options.

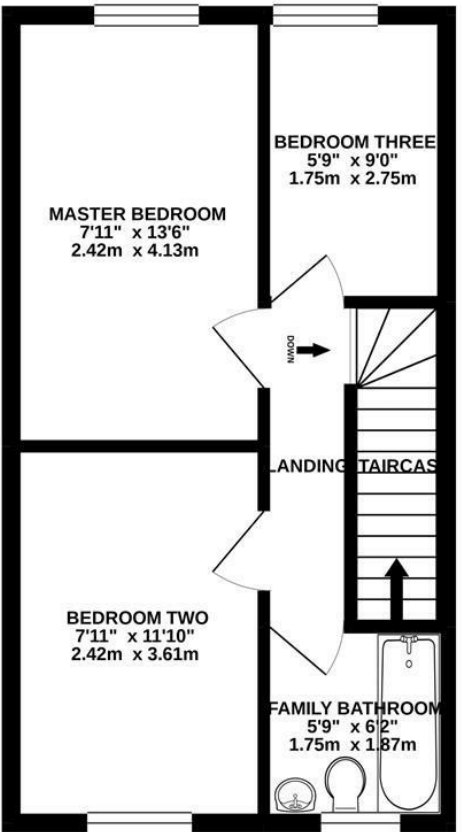
The room dimensions of all our properties can be found on the floor plan.

Property to sell?
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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. Made with Metropix ©2021

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
82	95

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

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
G	A

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC



