# Potters Place, Melling, Liverpool, L31 1FH

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The Property Ombudsman

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Grosvenor Waterford are delighted to offer for Sale this Bellway three bedroom detached home, built to 'The Lansdown' specification on Rainbow Fields, Melling. Bought in 2022 from new, the spacious accommodation briefly comprises; entrance hall, living room, upgraded dining kitchen, utility and downstairs w.c.. To the first floor there are three good sized bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized rear garden and open plan front with lawn and tarmac driveway leading to the integral garage. A fabulous family home on a particularly sought after development - early viewing recommended.

# £275,000

## Entrance Hall
font entrance door, laminate flooring, radiator, stairs to first floor

## Living Room 15'3" x 9'0" (4.65m x 2.76m)

uPVC double glazed window to front aspect, radiator, laminate flooring, double doors to dining kitchen

## Dining Kitchen 7'10" x 20'6" (2.41m x 6.26m)

new kitchen upgraded from the standard Bellway kitchen two year ago with a range of base and wall cabinets with complementary quartz worktops, integrated AEG double oven & gas hob with extractor over, Zanussi dishwasher and fridge freezer. radiator, laminate flooring, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

## Utility 5'7" x 7'11" (1.71m x 2.42m)
worktop with cabinet below, plumbing for washing machine, radiator, laminate flooring, uPVC double glazed window to side aspect, door to garage

## Downstairs W.C. 5'10" x 2'10" (1.80m x 0.88m)
modern white suite comprising; low level w.c. and wash hand basin, radiator, laminate flooring, tiled splashbacks

## First Floor

## Landing
built in cupboard, access to loft space, radiator

## Master Bedroom 12'9" x 11'2" (3.90m x 3.41m)

uPVC double glazed window to front aspect, radiator, open to walk in closet

## Walk in Closet 4'10" x 5'0" (1.48m x 1.54m)
radiator, laminate flooring

## Ensuite 7'4" x 5'0" (2.25m x 1.54m)
modern white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, vinyl flooring, part tiled walls, uPVC double glazed frosted window to rear aspect

- 3 Bedroom Detached
- Gas Central Heating
- Sought After Development
- EPC Rating B
- 2 Year Old Kitchen with Quartz worktops
- uPVC Double Glazing
- Inegral Garage and Off Road Parking

## Bedroom 2 11'8" x 9'0" (3.56m x 2.76m)

uPVC double glazed window to front aspect, radiator, built in cupboard

## Bedroom 3 11'5" x 8'5" (3.49m x 2.59m)

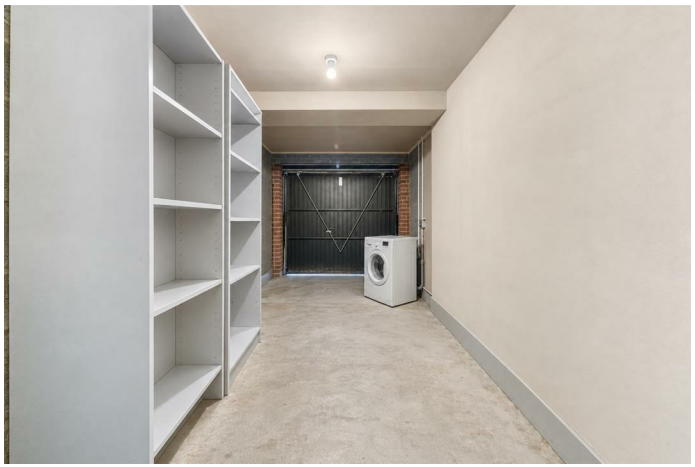
uPVC double glazed window to rear aspect, radiator

## Family Bathroom 6'3" x 6'2" (1.93m x 1.88m)

modern white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., radiator, vinyl floor, part tiled walls, uPVC double glazed frosted window to rear aspect

## Outside

## Integral Garage 16'11" x 7'8" (5.17m x 2.36m)



up and over door, power and light

## Rear Garden

good sized private rear garden with patio and lawn

## Front Garden

open plan front with lawn and tarmac driveway that leads to the integral garage

## Additional Information

Tenure : Freehold
Council Tax Band : D
Local Authority : Sefton

## Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.
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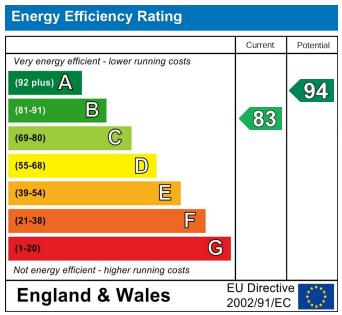
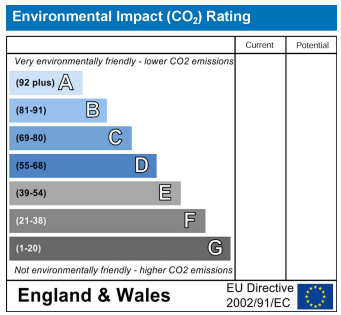
Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.



Hotpoint