



6 Potters Place, Liverpool, L31 1FH

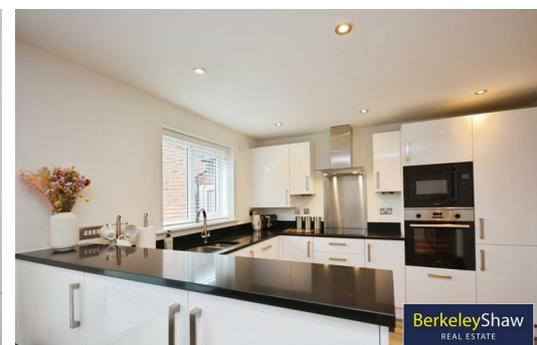
Offers Over £300,000

Presented to the market in 'show home' condition, this modern, high specification detached family home offers a superb purchase opportunity within the sought after 'Rainbow Fields' development at Melling.

Completed in 2022, 'The Weston' by Bellway Homes is the largest of the three bedroom properties to be constructed within the development and this particular example benefits from both a favourable elevated cul-de-sac position and what must be one of the best South facing plots.

The immaculate accommodation has a wealth of premium upgrades and briefly includes; entrance hall, cloaks / WC, lounge, kitchen / dining room with integrated appliances and granite work surfaces, a large first floor landing area, three bedrooms, ensuite and family bathroom. The property boasts Amtico flooring throughout downstairs and chrome fixtures and fittings throughout. In addition, the loft is professionally boarded providing a wealth of storage space. Outside there is driveway parking for three cars and a spacious South facing garden with patio and lawn areas. The detached garage has been professionally converted to accommodation standard and now provides an excellent home working space.

Early Viewing Essential. Balance of NHBC guarantee remaining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 910 sq ft (84.5 sq m.) approx.
 *When every effort has been made to ensure the accuracy of the information provided, the measurements of rooms, external areas and any other items are approximate and do not constitute a guarantee, representation or warranty of any kind. The floor area and other measurements should be used as a guide only. BERKELEYSHAW REAL ESTATE LTD. 0151 4251111



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