



7 Potters Place

Melling, Liverpool, L31 1FH

£300,000



Beautifully presented throughout, this three-bedroom detached home is set within the sought-after Potters Place development in Melling. Built to a high standard, it offers stylish, modern living with a practical layout that's perfect for family life.

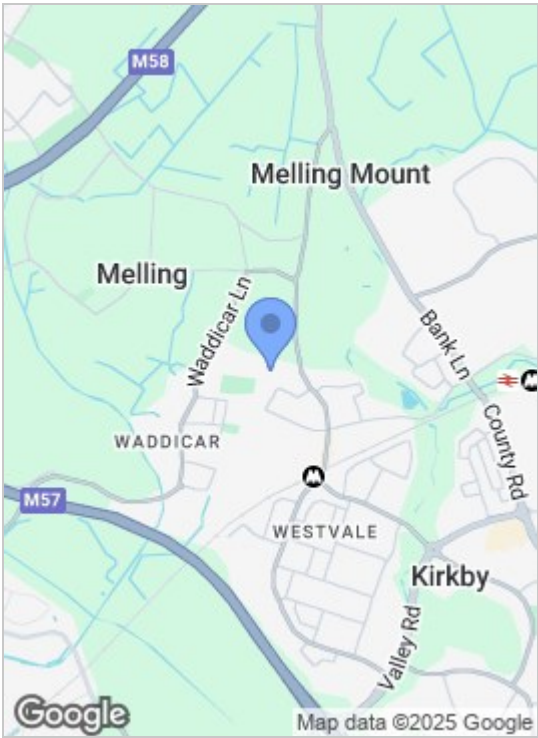
The property has great kerb appeal, with a well-kept frontage and private driveway. Inside, a welcoming hallway leads to a cosy lounge with neutral décor. At the heart of the home is the open-plan kitchen and dining area, fitted with sleek modern units and integrated appliances. French doors open onto the rear garden, creating a seamless indoor-outdoor flow. A utility room and ground floor WC complete the ground floor.

Upstairs, the spacious main bedroom features a modern en-suite shower room, while the two further bedrooms are both a good size, ideal for children, guests, or a home office. Bedrooms 1 and 3 benefit from air conditioning, with Ethernet connection in Bedroom 3. A contemporary four-piece family bathroom completes the first floor.

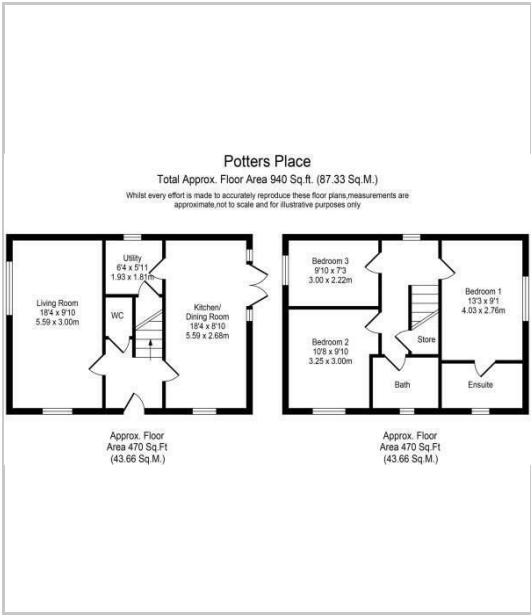
The rear garden is private and low-maintenance, with a neat lawn, Indian stone patio, and pergola offering a lovely shaded area to unwind. There are also two garden sheds, CCTV, and an ADT alarm system for added



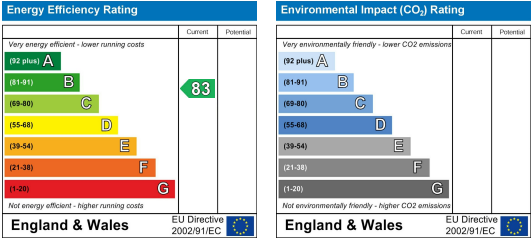
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk