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# Ascend

Built on higher standards



Eastbrook Village, Liverpool, L31

£1,370 PCM

We are pleased to present Eastbrook Village, a development comprising of two, three and four-bedroom homes in the town of Maghull. Just 10 miles north of Liverpool, and designed with a comfortable and contemporary lifestyle in mind, this development is the ideal sanctuary for young professionals and families alike.

Welcome to The Weaver, a beautifully designed family home that seamlessly combines modern style and practical functionality.

As you step inside the inviting and sunlit hallway, you'll immediately notice the convenience of a downstairs w/c and a handy under-the-stairs storage cupboard, ensuring that daily life runs with ease. From there, you'll be greeted by an expansive and chic open-plan kitchen and dining area. This space is fitted with sleek cabinets and integrated appliances, creating the perfect environment for shared meals and unforgettable moments.

Connected to the kitchen, a spacious living room awaits, featuring magnificent French doors that not only elevate the aesthetic appeal but also flood the space with an abundance of natural light. These doors open to the rear garden, offering a seamless transition between indoor and outdoor spaces, making it ideal for long summer nights spent with friends and family.

Moving upstairs, two generously sized bedrooms provide comfortable and private retreats for the family. Additionally, a third bedroom, suitable for a children's room or use as a home office for those who work from home, adds versatility to the space. The family bathroom is a contemporary oasis, adorned with stylish tiling and a shower for your comfort and convenience.

Outside, you'll discover a private driveway and both the front and rear gardens, creating a peaceful and secure outdoor sanctuary for the family. The Weaver is more than just a home; it's a haven where style, comfort, and practicality unite.

Deposit £1,580



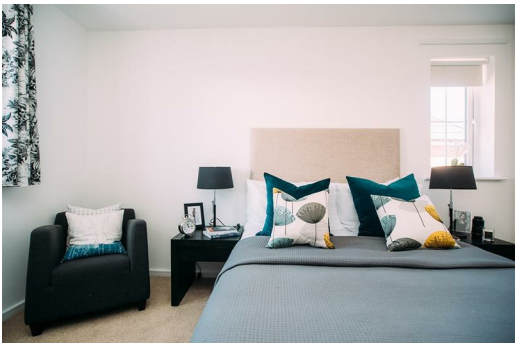
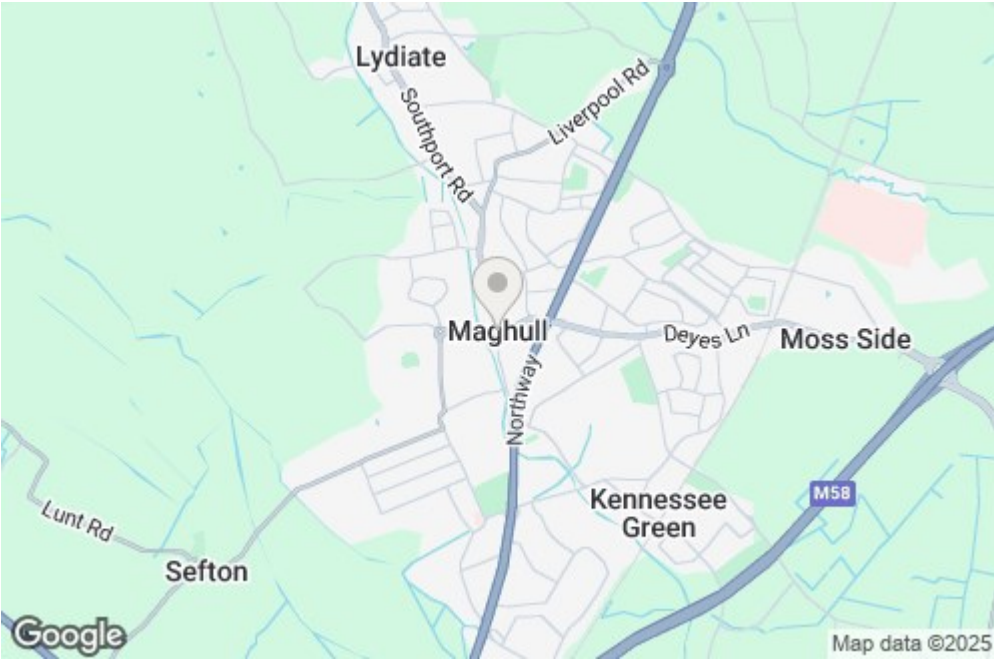
THE WEAVER  
THREE BEDROOM HOME  
850 SQFT  
79.0 M<sup>2</sup>



|              |               |               |  |
|--------------|---------------|---------------|--|
| GROUND FLOOR |               |               |  |
| KITCHEN      | 2.61M X 2.47M | 8'8" X 8'1"   |  |
| LIVING ROOM  | 4.84M X 3.04M | 15'11" X 10'  |  |
| DINING ROOM  | 4.01M X 2.40M | 13'2" X 7'11" |  |

|                  |               |              |  |
|------------------|---------------|--------------|--|
| FIRST FLOOR      |               |              |  |
| MASTER BEDROOM   | 2.77M X 4.76M | 9'1" X 15'8" |  |
| BEDROOM 2        | 2.61M X 3.16M | 8'7" X 10'5" |  |
| BEDROOM 3/OFFICE | 2.17M X 2.06M | 7'1" X 6'9"  |  |



| Energy Efficiency Rating                    |                                                                 | Environmental Impact (CO <sub>2</sub> ) Rating |         |
|---------------------------------------------|-----------------------------------------------------------------|------------------------------------------------|---------|
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO <sub>2</sub> emissions | Score                                          | Percent |
| A++ (92-100)                                | A++ (2-10)                                                      | 96                                             | 96      |
| A+ (89-91)                                  | A+ (11-20)                                                      |                                                |         |
| A (86-88)                                   | A (21-30)                                                       |                                                |         |
| B (83-85)                                   | B (31-40)                                                       |                                                |         |
| C (81-82)                                   | C (41-50)                                                       |                                                |         |
| D (78-80)                                   | D (51-60)                                                       |                                                |         |
| E (75-77)                                   | E (61-70)                                                       |                                                |         |
| F (73-74)                                   | F (71-80)                                                       |                                                |         |
| G (71-72)                                   | G (81-90)                                                       |                                                |         |
| Not energy efficient - higher running costs | Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                |         |