

# Ascend

Built on higher standards



## 30 Fox Clump Way Knowsley L35 3AB

- Three bedrooms
- Downstairs WC
- Solar Panels
- Brand New Home!
- Motorway Network, & Public Transports links closeby
- Two bathrooms
- Driveway parking for 2 vehicles
- Electrical Vehicle Charging Point
- Available Now!
- Semi-rural location

## £1,375 PCM



Welcome to Fox Wood Garden Village, a brand-new community offering a stylish collection of 3 & 4 bedroom homes to rent in the charming village of Whiston.

The Easedale is a beautifully designed 3-bedroom home that blends modern style with thoughtful functionality, ideal for families, couples, or anyone looking for flexible living space.

Step into a spacious central hallway, where the staircase leads directly ahead and a handy downstairs WC sits just off the hall. To the right, you'll find a bright and airy living room with French doors opening out onto the rear garden. On the left, a stylish kitchen and dining area offers the ideal setting for everyday meals or weekend get-togethers.

Upstairs, a generously sized landing leads to a sleek family bathroom with modern white sanitaryware and chrome fittings. The main bedroom features its own en-suite for that added touch of comfort and privacy. There's also a second double bedroom and a third, versatile single room, ideal as a nursery, study, or dressing room, that completes the floor.

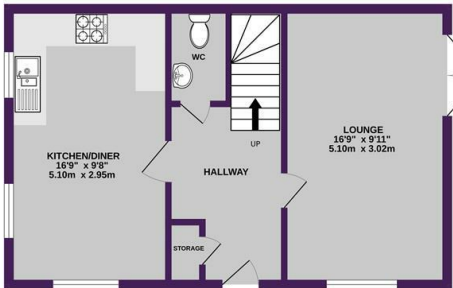
With multiple windows throughout, the Easedale offers a naturally light, well laid out home.

Externally, enjoy a private rear garden with turf and a private driveway for 2 vehicles.

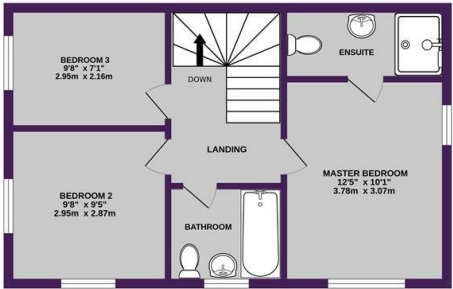
Location wise, you can't go wrong! Families will appreciate the excellent choice of nearby schools, including Whiston Willis Primary Academy and Halshead Primary School, both within easy reach. For retail therapy, Cables Retail Park and Liverpool Shopping Park are just a short drive away, offering a great mix of high street brands and everyday essentials. Alder Hey, Broadgreen, St Helen's and Whiston Hospitals are also close by.

For those commuting, the M62 is a 5 minute drive away and Whiston train station is less than a mile from your door, giving you direct links to Liverpool, Manchester and beyond, perfect for work or weekend plans.

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 noted and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 10/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Ascend  
Built on higher standards

0161 707 7584

192 Monton Road, Monton, Manchester,  
M30 9PY

monton.sales@ascendproperties.com,  
monton.lettings@ascendproperties.com  
www.ascendproperties.com



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 firm's employment has the authority to make or give any representation or warranty in respect of the property