

# Ascend

Built on higher standards



## 35 Anderton Drive St Helen's WA9 3QG

- Three bedrooms
- Bathroom, Ensuite and WC
- Driveway parking for 2 vehicles
- EPC Rating B
- Brand New Home!
- Great local amenities
- Large rear garden
- Solar panels
- Unfurnished
- Neutrally decorated throughout

## £1,150 PCM



The Gosford is a well-proportioned 3-bedroom home that blends space, style and smart design, ideal for modern living.

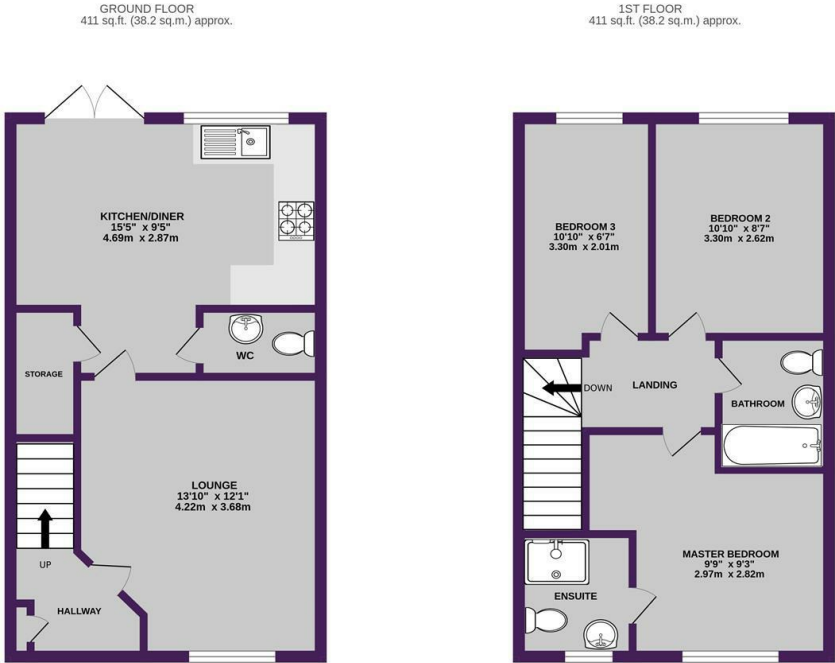
Step into a welcoming entrance foyer, where stairs lead to the first floor. Continue through to the heart of the home and you'll find a bright, front-facing living room, perfect for cosy evenings or relaxed weekend downtime. A central hallway connects the living space to the rear, complete with a handy under-stairs storage cupboard and a convenient downstairs WC.

At the back of the property, a contemporary kitchen and dining area spans the full width of the home. With French doors opening onto the turfed rear garden and patio, it's the ideal spot for entertaining or enjoying a bit of sunshine.

Upstairs, a central landing leads to three well-sized bedrooms. The main bedroom sits at the front and benefits from its own en-suite for that added touch of comfort. A sleek family bathroom sits in the centre, finished with modern white sanitaryware and chrome fittings, while to the rear you'll find a double bedroom and a versatile single room, ideal for a nursery, dressing room or home office.

Externally there is a driveway for 2 vehicles, and gardens front and rear.

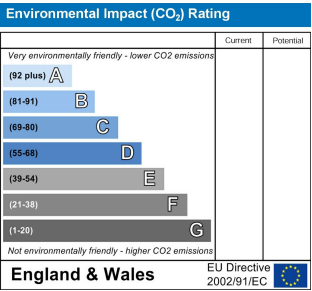
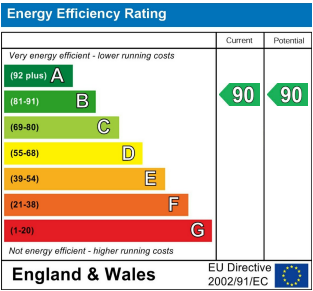
Images and floorplan are demonstrative of this property type. The images and floorplan are therefore not plot or site specific and spec may vary slightly. Properties are let unfurnished



TOTAL FLOOR AREA - 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 tested and no guarantee as to their operability or efficiency can be given.

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