

Ascend

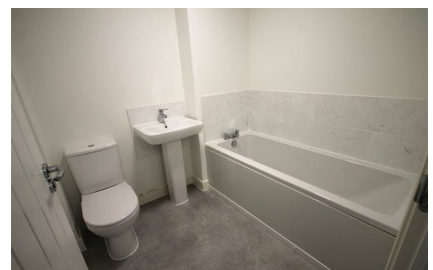
Built on higher standards



71 Higherside Drive Prescot L35 3AH

- Four bedrooms
- Bathroom, Ensuite and Downstairs WC
- Accommodation spanning 3 floors
- Townhouse style
- Parking for 3 vehicles
- Electrical Vehicle Charging Point
- Solar Panels
- Brand New Home!
- Available Now
- Garden Village

£1,550 PCM



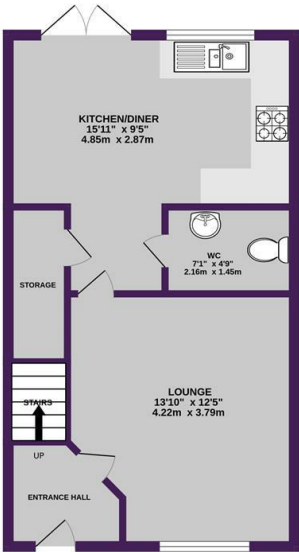
The Elliston is a smart and spacious 4-bedroom home set across three floors, thoughtfully designed to suit modern family life.

Step into a welcoming entrance foyer, with stairs ahead and a bright living room at the front to unwind after a busy day. A central hallway leads to a handy downstairs WC and storage cupboard before opening out into a contemporary kitchen and dining space at the rear. With French doors opening up to the garden, it's ideal for mealtimes, entertaining, or simply enjoying the outdoors.

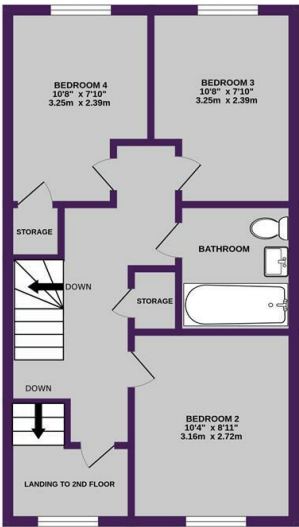
Upstairs on the first floor, you'll find a generous double bedroom, two well-proportioned single bedrooms, which are great for kids, guests or a home office and a sleek family bathroom finished with modern white sanitaryware and chrome fittings. The top floor is reserved for the main bedroom, complete with an en-suite bathroom.

Outside, the rear garden comes fully turfed with an outdoor tap and a front exterior light, offering a low-maintenance space ready to enjoy. There is also a private driveway with space for 3 vehicles and an electrical vehicle charging point.

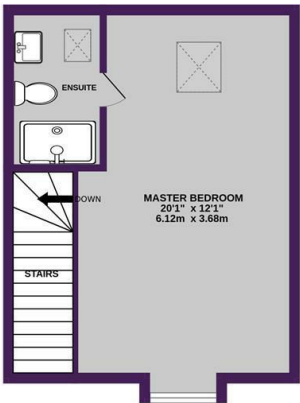
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	91
(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	

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