



Deposit free
option available

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 M²



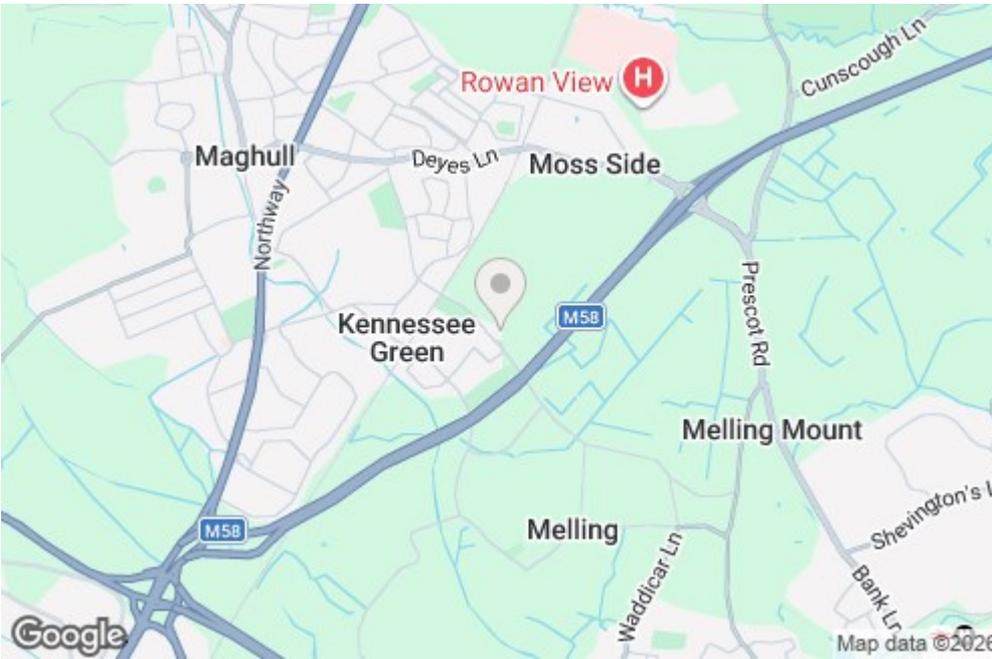
GROUND FLOOR

KITCHEN	2.6M 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"

■ SVP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	96	B	B
100-105 kWh/m ² /year (standard costs)	75-90 kWh/m ² /year (standard costs)	100-150 gCO ₂ /m ² /year (standard costs)	100-150 gCO ₂ /m ² /year (standard costs)
105-115 kWh/m ² /year	90-100 kWh/m ² /year	150-200 gCO ₂ /m ² /year	150-200 gCO ₂ /m ² /year
115-130 kWh/m ² /year	100-110 kWh/m ² /year	200-250 gCO ₂ /m ² /year	200-250 gCO ₂ /m ² /year
130-145 kWh/m ² /year	110-120 kWh/m ² /year	250-300 gCO ₂ /m ² /year	250-300 gCO ₂ /m ² /year
145-160 kWh/m ² /year	120-130 kWh/m ² /year	300-350 gCO ₂ /m ² /year	300-350 gCO ₂ /m ² /year
160-180 kWh/m ² /year	130-140 kWh/m ² /year	350-400 gCO ₂ /m ² /year	350-400 gCO ₂ /m ² /year
180-200 kWh/m ² /year	140-150 kWh/m ² /year	400-450 gCO ₂ /m ² /year	400-450 gCO ₂ /m ² /year
200+ kWh/m ² /year	150+ kWh/m ² /year	450+ gCO ₂ /m ² /year	450+ gCO ₂ /m ² /year