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# Ascend

Built on higher standards



Mossborough Drive, Liverpool, L33

£1,350 PCM

\*Recently Renovated\* Highfield Green is a welcoming development in Kirkby, just 8 miles from Liverpool city centre, offering a peaceful setting that's ideal for families, professionals and couples alike. With a selection of well-regarded local schools nearby and excellent transport links, it provides the perfect balance of convenience and community.

Set over three floors, The Stamford is a spacious and versatile home designed for modern living. The bright, open-plan ground floor features a brand new contemporary Magnet Kitchen with soft-close cabinetry, breakfast bar and new integrated AEG appliances, flowing seamlessly into the living and dining area. Velux skylights flood the space with natural light, while French doors open onto the private rear garden - perfect for al fresco dining, entertaining or simply relaxing outdoors. A convenient downstairs WC completes the ground floor.

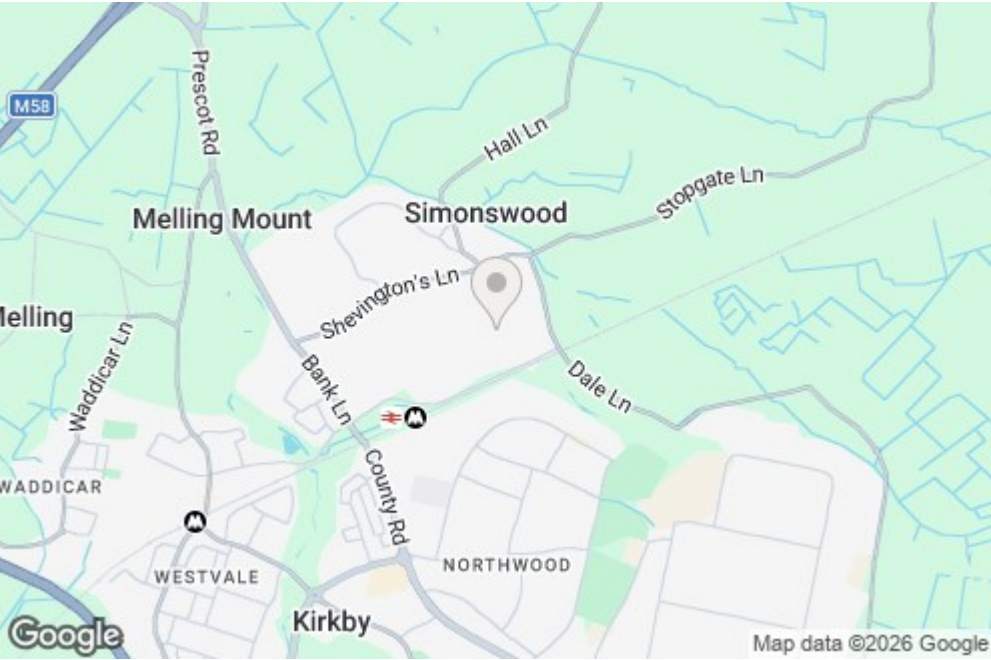
On the first floor are two generously sized bedrooms, both finished with new carpets and stylish roller blinds, together with a modern family bathroom featuring both a bath and shower.

Occupying the entire second floor, the impressive principal suite provides a peaceful retreat, complete with a spacious dressing area, a private en-suite shower room and additional Velux skylights that create a bright and airy atmosphere.





55 Mossborough Drive, Liverpool, Merseyside, L33 1AA



| Energy Efficiency Rating |      | Environmental Impact (CO <sub>2</sub> ) Rating |      |
|--------------------------|------|------------------------------------------------|------|
| Score                    | Band | Score                                          | Band |
| 89                       | B    | 90                                             | B    |
| 88                       | B    | 89                                             | B    |
| 87                       | B    | 88                                             | B    |
| 86                       | B    | 87                                             | B    |
| 85                       | B    | 86                                             | B    |
| 84                       | B    | 85                                             | B    |
| 83                       | B    | 84                                             | B    |
| 82                       | B    | 83                                             | B    |
| 81                       | B    | 82                                             | B    |
| 80                       | B    | 81                                             | B    |
| 79                       | B    | 80                                             | B    |
| 78                       | B    | 79                                             | B    |
| 77                       | B    | 78                                             | B    |
| 76                       | B    | 77                                             | B    |
| 75                       | B    | 76                                             | B    |
| 74                       | B    | 75                                             | B    |
| 73                       | B    | 74                                             | B    |
| 72                       | B    | 73                                             | B    |
| 71                       | B    | 72                                             | B    |
| 70                       | B    | 71                                             | B    |
| 69                       | B    | 70                                             | B    |
| 68                       | B    | 69                                             | B    |
| 67                       | B    | 68                                             | B    |
| 66                       | B    | 67                                             | B    |
| 65                       | B    | 66                                             | B    |
| 64                       | B    | 65                                             | B    |
| 63                       | B    | 64                                             | B    |
| 62                       | B    | 63                                             | B    |
| 61                       | B    | 62                                             | B    |
| 60                       | B    | 61                                             | B    |
| 59                       | B    | 60                                             | B    |
| 58                       | B    | 59                                             | B    |
| 57                       | B    | 58                                             | B    |
| 56                       | B    | 57                                             | B    |
| 55                       | B    | 56                                             | B    |
| 54                       | B    | 55                                             | B    |
| 53                       | B    | 54                                             | B    |
| 52                       | B    | 53                                             | B    |
| 51                       | B    | 52                                             | B    |
| 50                       | B    | 51                                             | B    |
| 49                       | B    | 50                                             | B    |
| 48                       | B    | 49                                             | B    |
| 47                       | B    | 48                                             | B    |
| 46                       | B    | 47                                             | B    |
| 45                       | B    | 46                                             | B    |
| 44                       | B    | 45                                             | B    |
| 43                       | B    | 44                                             | B    |
| 42                       | B    | 43                                             | B    |
| 41                       | B    | 42                                             | B    |
| 40                       | B    | 41                                             | B    |
| 39                       | B    | 40                                             | B    |
| 38                       | B    | 39                                             | B    |
| 37                       | B    | 38                                             | B    |
| 36                       | B    | 37                                             | B    |
| 35                       | B    | 36                                             | B    |
| 34                       | B    | 35                                             | B    |
| 33                       | B    | 34                                             | B    |
| 32                       | B    | 33                                             | B    |
| 31                       | B    | 32                                             | B    |
| 30                       | B    | 31                                             | B    |
| 29                       | B    | 30                                             | B    |
| 28                       | B    | 29                                             | B    |
| 27                       | B    | 28                                             | B    |
| 26                       | B    | 27                                             | B    |
| 25                       | B    | 26                                             | B    |
| 24                       | B    | 25                                             | B    |
| 23                       | B    | 24                                             | B    |
| 22                       | B    | 23                                             | B    |
| 21                       | B    | 22                                             | B    |
| 20                       | B    | 21                                             | B    |
| 19                       | B    | 20                                             | B    |
| 18                       | B    | 19                                             | B    |
| 17                       | B    | 18                                             | B    |
| 16                       | B    | 17                                             | B    |
| 15                       | B    | 16                                             | B    |
| 14                       | B    | 15                                             | B    |
| 13                       | B    | 14                                             | B    |
| 12                       | B    | 13                                             | B    |
| 11                       | B    | 12                                             | B    |
| 10                       | B    | 11                                             | B    |
| 9                        | B    | 10                                             | B    |
| 8                        | B    | 9                                              | B    |
| 7                        | B    | 8                                              | B    |
| 6                        | B    | 7                                              | B    |
| 5                        | B    | 6                                              | B    |
| 4                        | B    | 5                                              | B    |
| 3                        | B    | 4                                              | B    |
| 2                        | B    | 3                                              | B    |
| 1                        | B    | 2                                              | B    |
| 0                        | B    | 1                                              | B    |