

Ascend

Built on higher standards



45 Higherside Drive Knowsley L35 3AB

- Accommodation spanning three floors
- Large Master Suite with shower room
- Driveway parking for 2 vehicles
- Brand New Home!
- Available Now
- Unfurnished
- Two bathrooms
- Downstairs WC
- Solar Panels & EVC point!
- Large rear garden

£1,450 PCM



Take a look at this beautiful development in Whiston! A brand-new community offering a stylish collection of 3 & 4 bedroom homes to rent.

The Braxton is a modern and versatile 3-bedroom home set across three spacious floors, perfect for growing families or anyone in need of flexible living space.

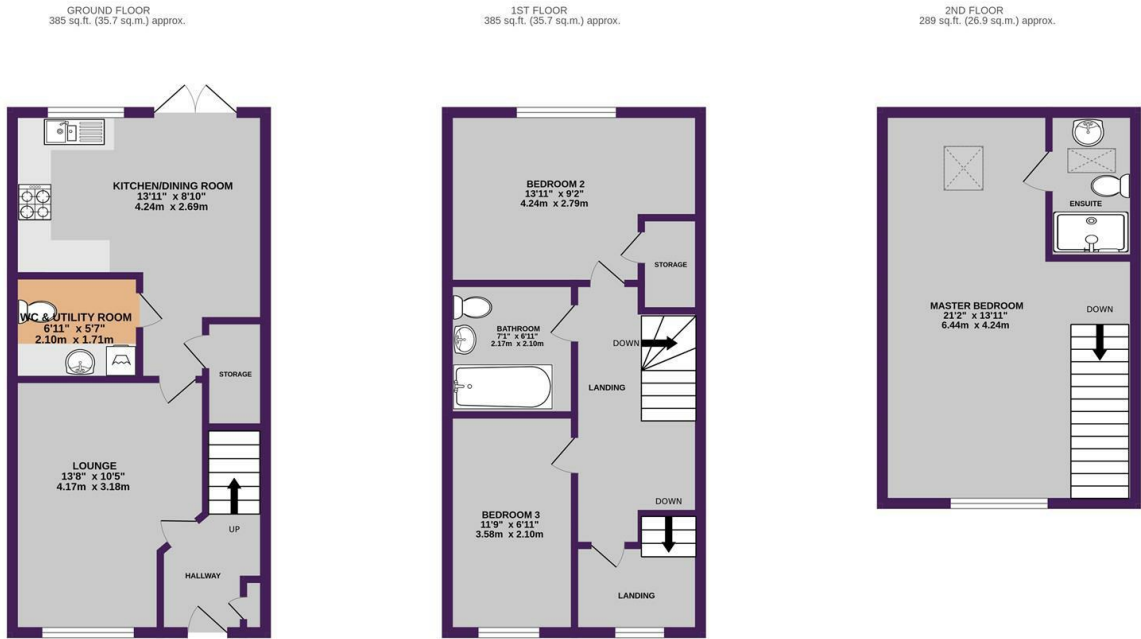
Step into a welcoming entrance hallway, with stairs leading to the upper floors. At the front of the home, you'll find a cosy living room – ideal for relaxing evenings or weekend downtime. Continue through to the rear of the property, where a stylish kitchen and dining area awaits, complete with French doors opening onto the garden. There's also a handy under-stairs cupboard and a downstairs WC for added convenience.

On the first floor, a well-sized double bedroom sits to the rear, complete with a built-in storage cupboard, while a second, versatile bedroom sits at the front, perfect as a child's bedroom, guest room or home office. A sleek family bathroom with modern white sanitary ware and chrome fittings sits between the two.

Head up to the top floor to discover the private main bedroom suite. This entire level is dedicated to your comfort, complete with its own en-suite for that added touch of luxury.

Outside, enjoy a private rear garden with turf and a private driveway for 2 vehicles. There is also an electrical vehicle charging point and solar panels.

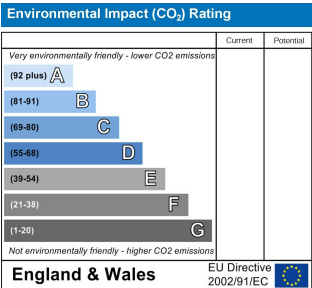
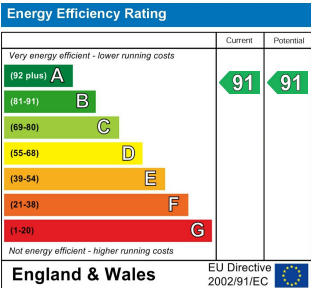
Location wise, you can't go wrong! Families will appreciate the excellent choice of nearby schools, including Whiston Willis Primary Academy and Halshead Primary School, both within easy reach. For retail therapy, Cables Retail Park and Liverpool Shopping Park are just a short drive away, offering a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



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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.

Made with Metropix 52025



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