

1A Old Haymarket 73-89 Victoria Street, Liverpool, L1 6AF  
Tel: 0151 305 2577  
Email: [liverpoolsales@ascendproperties.com](mailto:liverpoolsales@ascendproperties.com)  
[www.ascendproperties.com](http://www.ascendproperties.com)

# Ascend

Built on higher standards



Wyvern Road, Ellesmere Port, CH65

£1,450 Per Month

Life at Ascend Living is all about balance, stylish, energy-efficient homes in a well-connected spot, where canal-side calm meets the buzz of Ellesmere Port. With 2, 3, and 4-bedroom homes to rent, ideal for anyone looking to enjoy modern living on the edge of the Wirral Peninsula, just a short drive from Chester and Liverpool.

Spread across three smartly designed floors, the Eleven51 offers a modern and flexible layout perfect for family life.

Step inside and you're greeted by a light-filled open-plan space, with a front-facing living room and a sleek kitchen/diner at the rear, complete with integrated appliances and views out to your private garden. Between the two sits a cleverly designed downstairs WC and utility combo for added convenience.

Up on the first floor, there's a second living room, ideal for a snug or home office, alongside a spacious bedroom and contemporary bathroom. Head to the top floor for two more bedrooms and a second bathroom, giving everyone space to relax.

Expect quality touches throughout, from VELFAC double/triple glazed windows and landscaped gardens, to smart tech like the Wonderwall intelligent control panel and ParcelBox. With EV charging capacity and thoughtful finishing touches, the Eleven51 is a home that's ready for modern life.

Each home is designed with your lifestyle in mind, flexible layouts, spacious gardens, and smart tech that make day-to-day life easier. Whether it's retail therapy at Cheshire Oaks, dinner and drinks in town, or a quiet walk along the canal, you've got everything you need right on your doorstep.

And when it's time to get moving, Glisk makes it easy. With strong transport links across the North West and beyond, you're perfectly placed for commuting, week







| Energy Efficiency Rating                                                                                                                                                                                         |  | Score | Band |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|------|
| The energy efficiency of the dwelling is measured by the Energy Efficiency Score (EES) which is calculated from the Energy Performance Certificate (EPC) and the Environmental Impact (CO <sub>2</sub> ) Rating. |  | 85    | B    |
| The energy efficiency of the dwelling is measured by the Energy Efficiency Score (EES) which is calculated from the Energy Performance Certificate (EPC) and the Environmental Impact (CO <sub>2</sub> ) Rating. |  | 94    | A    |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                        |  | Score | Band |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|------|
| The environmental impact of the dwelling is measured by the Environmental Impact Score (EIS) which is calculated from the Energy Performance Certificate (EPC) and the Energy Efficiency Score (EES). |  | 34    | B    |
| The environmental impact of the dwelling is measured by the Environmental Impact Score (EIS) which is calculated from the Energy Performance Certificate (EPC) and the Energy Efficiency Score (EES). |  | 44    | A    |