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# Ascend

Built on higher standards



Eastbrook Village, Liverpool, L31

£1,040 PCM

Welcome to Eastbrook Village, a brand-new community of stylish two, three, and four-bedroom homes in Maghull, just 10 miles north of Liverpool. Designed for modern living, these homes are perfect for young professionals and families looking for comfort and convenience.

You'll find everyday life made easy here. Eastbrook Village is just a 10-minute walk from Maghull train station, with fast connections into Liverpool and nearby towns. Shops, cafés and essential services are close to home, with Maghull town centre just a short stroll away and Aintree Shopping Park only 15 minutes by car. Families will appreciate the nearby primary and secondary schools, while nature lovers can enjoy green escapes like Lunt Meadows Nature Reserve and Crosby Beach.

From relaxing canal-side pubs to local restaurants and weekend walks, Eastbrook Village puts everything on your doorstep. With healthcare services just down the road and great transport links in all directions, this well-connected community brings together comfort, convenience and quality, all in one place.

#### About Your Home - The Irwell

Make the stylish Irwell your home-sweet-home. Stepping inside the front door, you find the welcoming kitchen, all kitted out with great-looking units and contemporary integrated appliances. Directly opposite is the downstairs WC. Down the hallway, you pass a small storage room then you're straight into the spacious living/dining area with beautiful wooden flooring underfoot. If you enjoy a bit of al fresco dining, you'll love the French windows which open out onto your own private garden.

Upstairs, the master bedroom has a double mirror fronted fitted wardrobe and there's another spacious double bedroom and a large bathroom with bath/shower. For your peace of mind, the Irwell comes with a fitted security alarm system and Secure by Design windows and doors.



## THE IRWELL

## **TWO BEDROOM HOME**

662 SQFT

61.5 M<sup>2</sup>

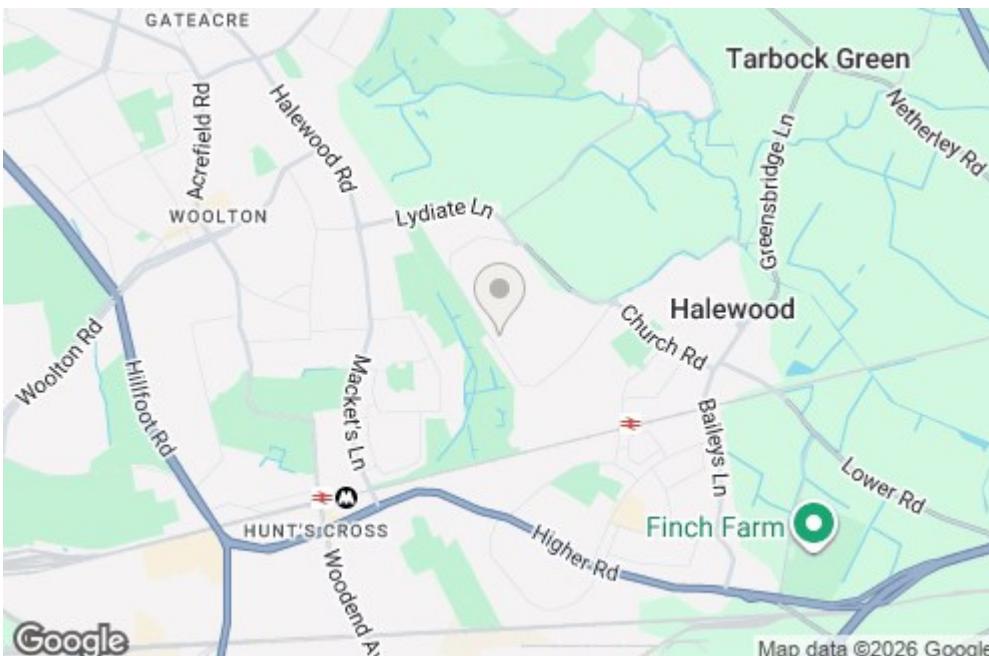


## GROUND FLOOR

LIVING/DINING ROOM	4.07M X 3.97M	13'4" X 13'
KITCHEN	3.22M X 3.50M	10'7" X 11'6"

## FIRST FLOOR

MASTER BEDROOM	4.07M X 2.57M	13'4" X 8'6"
BEDROOM 2	4.07M X 2.71M	13'4" X 8'11"



Energy Efficiency Rating

Rating	Percentage
A	10%
B	30%
C	30%
D	20%
E	10%
F	5%
G	2%

Environmental Impact ( $\text{CO}_2$ ) Rating

Rating	Percentage
A	10%
B	30%
C	30%
D	20%
E	10%
F	5%
G	2%

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