

1A Old Haymarket 73-89 Victoria Street, Liverpool, L1 6AF

Tel: 0151 305 2577

Email: liverpoolsales@ascendproperties.com

www.ascendproperties.com

# Ascend

Built on higher standards



Highfield Green, Liverpool, L33

£1,165 PCM

Highfield Green is a welcoming development in Kirkby, just 8 miles from Liverpool city centre, offering a peaceful setting for families to thrive. With a range of local schools nearby, it's an ideal choice for those seeking a nurturing environment to grow and develop.

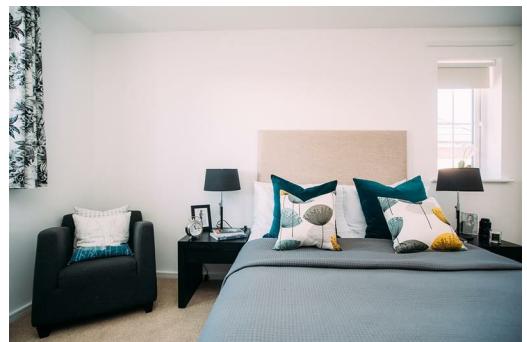
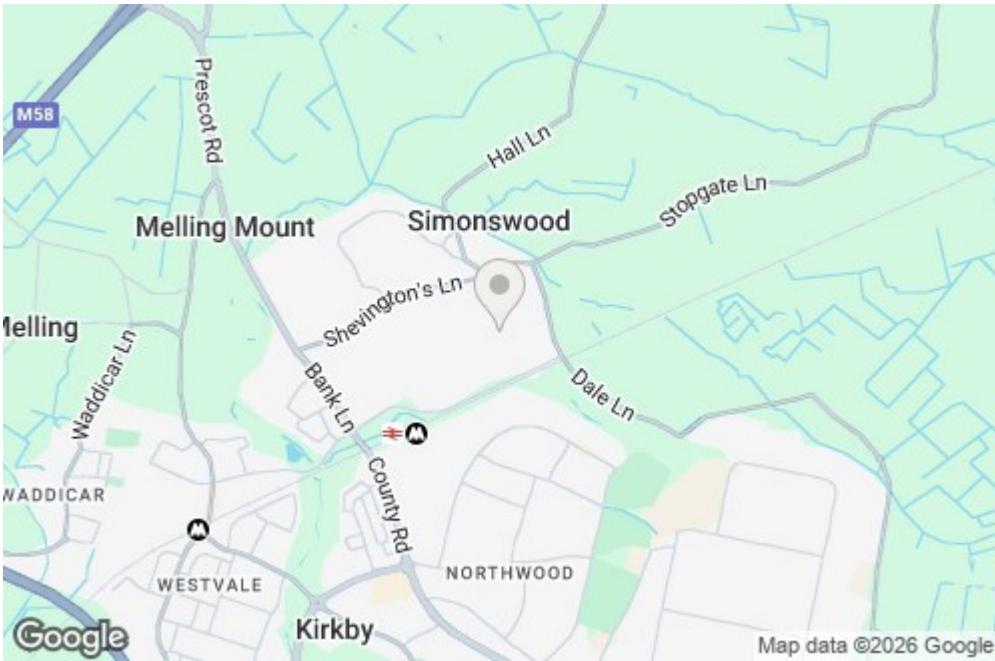
The beautifully designed Weaver makes a wonderful family home or a spacious haven for couples. The front door leads you straight into the hallway with a WC to one side. Further on is the contemporary open-plan kitchen and dining area. Beyond this is the comfortable living room with plenty of space and fabulous French windows that open out onto the garden. Great news if you enjoy al fresco dining and entertaining.

Upstairs you'll find a generously sized master bedroom, a double bedroom and a single bedroom. The family sized bathroom features a separate bath and shower. Modern and energy-efficient, the Weaver is built to high standards with beautiful flooring throughout, with fitted alarm systems for extra security and peace of mind.

The area offers plenty of leisure options, with both Kirkby town centre and Liverpool providing a variety of shops, dining experiences, and cultural attractions. Excellent transport links ensure easy access to the city, making it perfect for both work and play. This well-connected community provides everything you need for modern family living.

Deposit: £1260  
Unfurnished  
Council Tax C  
Available 23rd January 2026





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
90-100 A	89-90 B	90-100 A	89-90 B
86-90 B	85-89 C	86-90 B	85-89 C
80-85 C	79-84 D	80-85 C	79-84 D
75-80 D	70-74 E	75-80 D	70-74 E
70-65 E	65-60 F	70-65 E	65-60 F
60-55 G	55-50 H	60-55 G	55-50 H
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	