

For Sale

Waterloo Road, Birkdale, PR8 4QW



£595,000 - Available

3 bedroom Detached

- ✓ Impressive 3 Bedroom Detached
- ✓ No Onward Sales Chain Delay
- ✓ 4 Spacious Reception Rooms
- ✓ Off Road Driveway Parking
- ✓ Garage
- ✓ Spacious Throughout
- ✓ Desirable Hillside Location
- ✓ Extensive Rear Garden
- ✓ EPC Band Rating - 'C'



Description

Bailey Estates proudly presents this impressive and characterful three-bedroom detached residence, idyllically located on the sought-after Waterloo Road in Hillside.

This prime location truly offers the best of both worlds, peace, charm, and superb convenience. There are bus stops directly outside and opposite the property, and Hillside train station is just a few minutes walk away. The area is also home to Hillside Golf Club and Southport Rugby Club, with an array of local amenities nearby including independent shops, eateries, and two popular micro pubs that bring a lovely sense of community to the village. For those commuting by car, Waterloo Road offers direct access to the Formby bypass.

To the front, the property boasts a generous block-paved driveway offering ample space for multiple family-sized vehicles, along with access to the garage. A gated path to the side of the garage leads conveniently through to the rear garden.

Step inside via the porch into a spacious and welcoming entrance hallway. The ground floor offers an abundance of living space with four beautifully proportioned reception rooms. To the front, two bright and airy rooms include a formal lounge featuring an impressive bay window, two charming side-facing stained-glass windows, and an open fireplace that adds warmth and character. A useful under stairs storage cupboard is also accessed from the hallway.

To the rear, a second lounge enjoys views over the garden through large windows and has a gas fireplace along with a door opening directly out to the patio. The centrally located dining room is perfect for family meals and entertaining, with patio doors that bathe the room in natural light and offer seamless access to the rear garden. A delightful nod to the homes heritage can be found here in the form of the original servant bell system, still in working order.

The kitchen continues the country-style charm with a range cooker and five-ring gas hob, integrated fridge, and dishwasher. Through the kitchen, a rear hall provides access to the garden, a Cloak/WC, and a separate utility room, perfect for busy family life.

Upstairs, the homes original character continues with stunning stained-glass windows bringing natural light to the landing. There are three superbly sized bedrooms. The rear-facing second bedroom benefits from an en-suite shower room, while the front-facing first bedroom enjoys a beautiful bay window and a vanity sink unit. The principal bedroom, also at the rear, boasts its own dressing room and a spacious en-suite bathroom with WC, sink, and corner bath. A further family bathroom is also located on this floor, offering a second corner bath, WC, and sink.

Externally, the rear garden is exceptional in size, beginning with a paved patio



area and leading onto a large lawn framed with mature trees and shrubs, creating a lovely private outdoor space. The garage can also be accessed from the garden via a side door.

This remarkable property offers a wealth of history, charm, and potential, all within a prime Hillside location. A rare find and an ideal forever family home, call Bailey Estates today on 01704 564163 to arrange your viewing!

Location

Leaving Bailey Estates office, head south on Liverpool Road continuing for approximately 1 mile then turn right onto Sandon Road. Continue along Sandon Road until the end of the road then turn left onto Waterloo Road. This wonderful property will be on your right hand side just after the corner.

Ground Floor

Entrance Hallway - 9' 4" x 11' 10" (2.87m x 3.62m) (maximum measurement)

Family Room - 12' 0" x 11' 8" (3.68m x 3.58m)

Kitchen - 11' 8" x 11' 4" (3.58m x 3.47m)

WC - 3' 9" x 3' 1" (1.16m x 0.96m)

Utility Room - 8' 1" x 6' 9" (2.48m x 2.06m)

Dining Room - 17' 4" x 10' 9" (5.29m x 3.28m)

Lounge - 15' 11" x 14' 11" (4.86m x 4.56m)

Living Room - 16' 1" x 14' 11" (4.91m x 4.56m)

First Floor

Landing - 7' 1" x 10' 8" (2.16m x 3.26m)

Bedroom 1 - 14' 11" x 14' 8" (4.56m x 4.48m)

Bedroom 2 - 14' 11" x 11' 4" (4.56m x 3.47m)

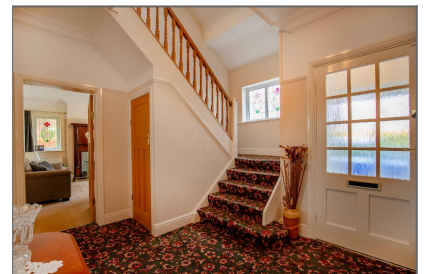
Bedroom 2 Ensuite - 7' 7" x 4' 1" (2.33m x 1.26m)

Bathroom - 7' 7" x 6' 7" (2.33m x 2.03m)

Bedroom 3 - 16' 6" x 11' 8" (5.04m x 3.57m)

Bedroom 3 Dressing Room - 9' 5" x 6' 10" (2.88m x 2.1m)

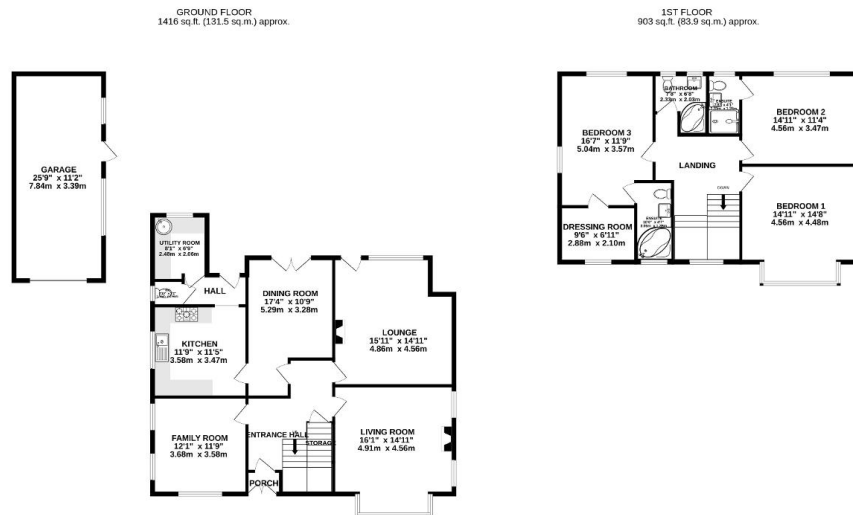
Bedroom 3 Ensuite - 10' 0" x 4' 6" (3.06m x 1.39m)



Exterior

Garage - 25' 8" x 11' 1" (7.84m x 3.39m)

Floorplans



TOTAL FLOOR AREA: 2319 sq.ft. (215.4 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 misstatement. 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.