

For Sale

Hillside Road, Birkdale, PR8 4QB



**Offers in Excess of £435,000 -
Sold Subject to Contract**

6 bedroom Semi-Detached

- ✓ 6 Bedroom Semi Detached
- ✓ Presented Over Three Floors
- ✓ Hillside Location
- ✓ Garage & Brick Built Shed
- ✓ Off Road Driveway Parking
- ✓ 2 Reception Rooms
- ✓ Bathroom & 2 Shower Rooms
- ✓ Expansive Rear Garden
- ✓ EPC Band Rating - 'D'



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

Bailey Estates presents this spacious six-bedroom semi-detached home, ideally situated on the sought-after Hillside Road, perfectly positioned between the highly desirable areas of Hillside and Birkdale. This prime location offers a peaceful residential setting while being within walking distance of Hillside Train Station, providing excellent transport links to Southport and beyond.

The area is renowned for its outstanding schools, making it an ideal choice for families, while golf enthusiasts will appreciate the proximity to prestigious courses, including Royal Birkdale Golf Club. With local shops, cafés, and scenic coastal walks just moments away, this home offers the perfect balance of tranquillity and convenience.

Arriving at the property, you are welcomed by a generous driveway, offering ample space to accommodate multiple family-sized vehicles. The driveway extends down the side of the home, leading to a spacious garage and providing convenient access to the rear garden.

Stepping into the property, you are welcomed into a bright porch, which leads through to a generously sized hallway. The hallway is both inviting and practical, featuring a staircase rising to the first floor with a convenient storage cupboard beneath, as well as an additional cloak cupboard for extra storage.

To the front of the home, the large reception room is bathed in natural light, thanks to a striking bay window and two charming stained-glass side windows. This elegant space also benefits from an electric fireplace, creating a warm and welcoming atmosphere.

Back through the hallway, the next door on the left leads into the kitchen-dining room, a well-proportioned space offering ample upper and lower base units for storage. A serving hatch connects the kitchen to the dining area, adding a practical touch, the kitchen is equipped with a gas hob and a double gas oven. A door from the kitchen leads to the rear porch, which provides access to a downstairs WC and a separate utility room.

The final room on the ground floor is the impressive rear lounge, another spacious and light-filled reception area. Large windows and a door offer lovely views of the garden and direct access to the outdoor space, making it a perfect setting for relaxation or entertaining. A gas fireplace adds a cosy feature to this substantial living space.

The first-floor landing provides access to four generously sized bedrooms, three of which are spacious doubles. This level also features a family bathroom, complete with a WC, sink, and bath, as well as a separate shower room with a WC, sink, and shower cubicle. A second staircase leads up to the top floor, adding to the home's sense of space and versatility.

The second floor offers a fantastic private retreat, perfect for extended family or guests. Here, you'll find two additional well-proportioned double bedrooms, along



with a modern shower room featuring a WC, sink, and shower cubicle. This floor adds an extra dimension to the home, providing both comfort and flexibility.

Stepping outside, the rear garden is truly a standout feature of this home. Beginning with a spacious paved patio area, this section houses the garage and a brick-built shed, which extends from the rear of the garage. Beyond, the garden opens up into an expansive lawn, beautifully framed by mature trees and shrubs, leading to a charming orchard area with flourishing fruit trees. At the very end of this impressive outdoor space, a second patio area offers a perfect spot to relax, complete with an additional shed for storage.

This is a home that offers incredible space, character, and potential both inside and out. Don't miss your chance to make it yours! Call Bailey Estates today on 01704 564163 to arrange your viewing.

Location

Leaving Bailey Estates office, head south on Liverpool Road then at the traffic lights turn right onto Crescent Road, continue for approximately 0.3 miles. Just before the train crossing turn left onto Dover Road and continue following for 0.5 miles where the road bends to the left becoming Hillside Road. This wonderful property will be on your left hand side.

Ground Floor

Porch - 3' 2" x 7' 10" (0.99m x 2.4m)

Entrance Hallway - 15' 4" x 8' 3" (4.7m x 2.54m)

Sitting/Dining Room - 14' 9" x 12' 11" (4.51m x 3.94m)

Kitchen/Dining Room - 16' 11" x 13' 6" (5.18m x 4.14m)

Rear Porch - 4' 9" x 3' 8" (1.45m x 1.13m)

WC - 5' 3" x 3' 8" (1.61m x 1.12m)

Utility Room - 9' 4" x 5' 5" (2.87m x 1.66m)

Lounge - 16' 11" x 11' 8" (5.16m x 3.57m)

First Floor

Landing - 9' 3" x 9' 3" (2.84m x 2.82m) (maximum measurement)

Bedroom 1 - 17' 0" x 10' 8" (5.2m x 3.27m)

Bedroom 2 - 11' 11" x 9' 8" (3.64m x 2.95m)

Shower Room - 6' 4" x 6' 0" (1.94m x 1.83m)



Bathroom - 7' 6" x 6' 0" (2.29m x 1.83m)

Bedroom 3 - 14' 9" x 12' 11" (4.51m x 3.94m)

Bedroom 4 - 13' 11" x 8' 4" (4.25m x 2.56m)

Second Floor

Landing - 14' 11" x 7' 6" (4.57m x 2.3m)

Bedroom 5 - 11' 9" x 10' 9" (3.6m x 3.29m)

Bedroom 6 - 11' 9" x 8' 8" (3.6m x 2.66m)

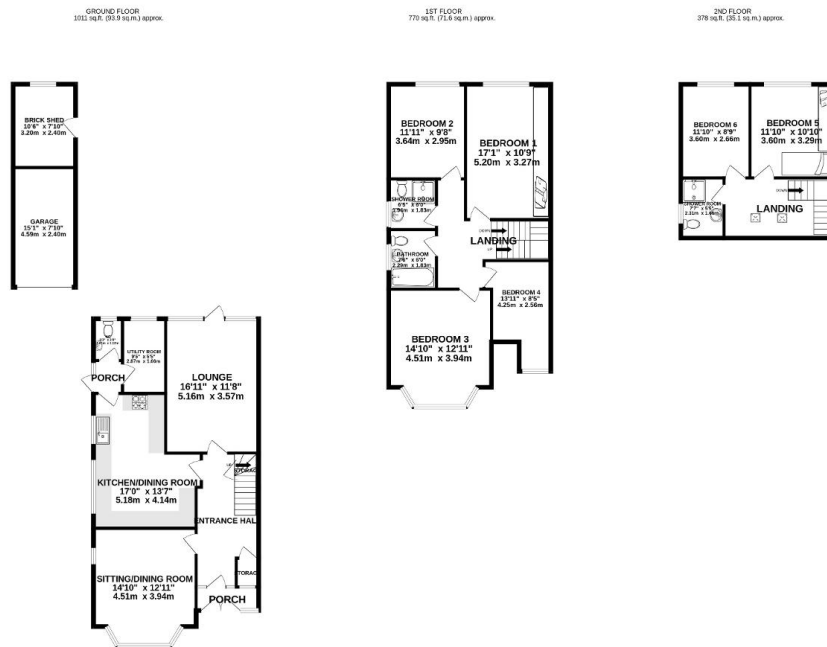
Shower Room - 7' 6" x 6' 5" (2.31m x 1.96m)

Exterior

Garage - 15' 0" x 7' 10" (4.59m x 2.4m)

Brick Built Shed - 10' 5" x 7' 10" (3.2m x 2.4m)

Floorplans



TOTAL FLOOR AREA: 2159 sq.ft. (200.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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.