

For Sale

Dover Road, Birkdale, PR8 4TD



£475,000 - Sold Subject to Contract

5 bedroom Semi-Detached

- ✓ 5 Bedroom Semi Detached
- ✓ Sought After Location
- ✓ Extended Ground Floor
- ✓ Sun Catching Front & Rear Garden
- ✓ Presented Over 3 Floors
- ✓ Spacious Throughout
- ✓ Well Presented Throughout
- ✓ Garage & Off Road Parking
- ✓ EPC Band Rating - 'C'



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 exceptional five-bedroom semi-detached family home, ideally situated on Dover Road in the highly sought-after Birkdale district of Southport. This extended and upgraded residence offers a perfect blend of classic charm and contemporary living, ideal for modern family life.

Dover Road is located within the popular Birkdale and Hillside area, a leafy and peaceful residential suburb renowned for its welcoming community and excellent amenities. The home is within easy walking distance to Hillside shops and the ever-popular Birkdale Village, where you'll find an array of independent boutiques, vibrant bars, cafés, and award-winning restaurants.

Transport links are a key advantage in this location. Hillside Railway Station is just a short stroll away, offering regular Merseyrail services to both Southport and Liverpool, with trains running approximately every 15 minutes, making commuting into the city quick and convenient.

Families will appreciate the wide selection of well-regarded local schools. The area is also home to several prestigious golf courses, including the world-renowned Royal Birkdale Golf Club, and offers fantastic outdoor opportunities with nearby parks, nature reserves, and Southport Rugby Football Club just around the corner.

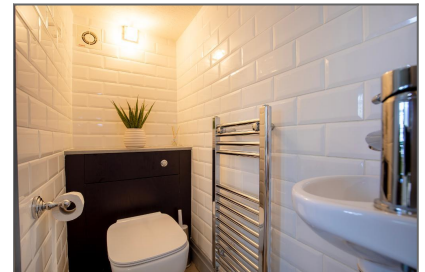
Upon arrival, the property boasts off-road driveway parking and a neatly maintained front garden with grass laid to lawn, creating a welcoming first impression. Step inside through a charming porch area featuring an original stained-glass window, which opens into a spacious and inviting hallway.

To the front of the home, you'll find a bright and elegant lounge with a large bay window allowing natural light to pour in. Under the stairs is a modern WC, cleverly designed to maximise space while maintaining a stylish finish.

The heart of the home lies in the impressively extended open-plan kitchen, dining, and living area to the rear. This light-filled space is ideal for family living and entertaining, featuring patio doors that lead out to the rear garden, along with two Velux skylight windows above the kitchen area for added brightness. The kitchen is well-equipped with ample upper and lower level base units, an electric eye-level double oven, a five-ring gas hob, integrated dishwasher, washing machine, and provisions for an integrated tumble dryer.

A door from the kitchen leads to a further extended section of the property, currently utilised as a dining room. This versatile space could serve as an annexe or separate kitchen/dining room for a family member, and is complete with its own shower room and bedroom area; equally suitable as a playroom, home office, or guest suite.

Rising to the first floor, you'll find a generously sized family bathroom comprising



a shower cubicle, WC, wash basin, and panelled bath. There are three good-sized bedrooms on this level, two of which comfortably accommodate double beds.

A further staircase leads to the second floor, where you'll discover another modern shower room and two additional spacious bedrooms, perfect for growing families or visiting guests.

To the rear, the property enjoys a paved patio area, an expansive lawned garden with mature trees and shrubs, and a spacious garage. A standout feature is the wide side access, measuring approximately 14 metres in length by 2.3 metres wide, offering fantastic potential for further storage, vehicle access, or development opportunities (subject to planning).

Don't miss your chance to view this fantastic family home in one of Southport's most desirable locations. Call Bailey Estates today on 01704 564163 to arrange your early viewing.

Location

Leave Bailey Estates Birkdale office. Head South on Liverpool Road. Turn right at the traffic lights into Crescent Road which continues towards the train tracks. Immediately before the train track on your left hand side is Dover Road. Travel 3/4 of the way along Dover Road and the property will be easily identified by a Bailey Estates 'For Sale' board.

Ground Floor

Porch - 2' 7" x 9' 2" (0.8m x 2.8m)

Entrance Hallway - 13' 1" x 9' 2" (4m x 2.8m)

WC - 5' 4" x 2' 7" (1.63m x 0.81m)

Lounge - 14' 11" x 12' 5" (4.55m x 3.81m)

Kitchen/Family Room - 35' 9" x 12' 5" (10.91m x 3.81m)

Office/Playroom - 9' 10" x 9' 2" (3.02m x 2.81m)

Dining Room - 22' 7" x 9' 2" (6.9m x 2.81m)

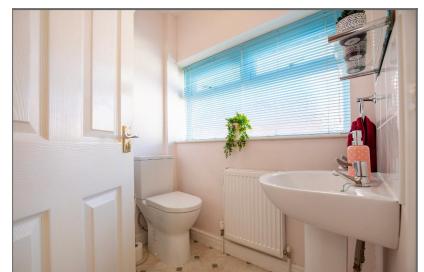
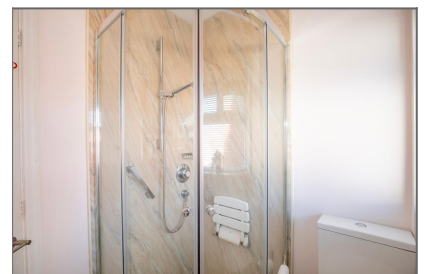
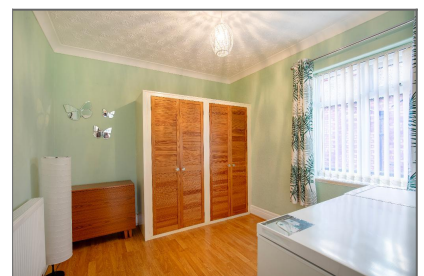
Shower Room - 5' 9" x 3' 11" (1.76m x 1.2m)

First Floor

First Floor Landing - 11' 0" x 8' 6" (3.37m x 2.6m)

Family Bathroom - 9' 10" x 9' 2" (3.01m x 2.81m)

Bedroom 1 - 14' 0" x 12' 5" (4.28m x 3.81m)



Bedroom 2 - 15' 6" x 12' 5" (4.74m x 3.81m)

Bedroom 3 - 9' 2" x 8' 2" (2.81m x 2.51m)

Second Floor

Second Floor Landing - 9' 2" x 7' 7" (2.8m x 2.33m)

Shower Room - 8' 10" x 5' 10" (2.7m x 1.79m)

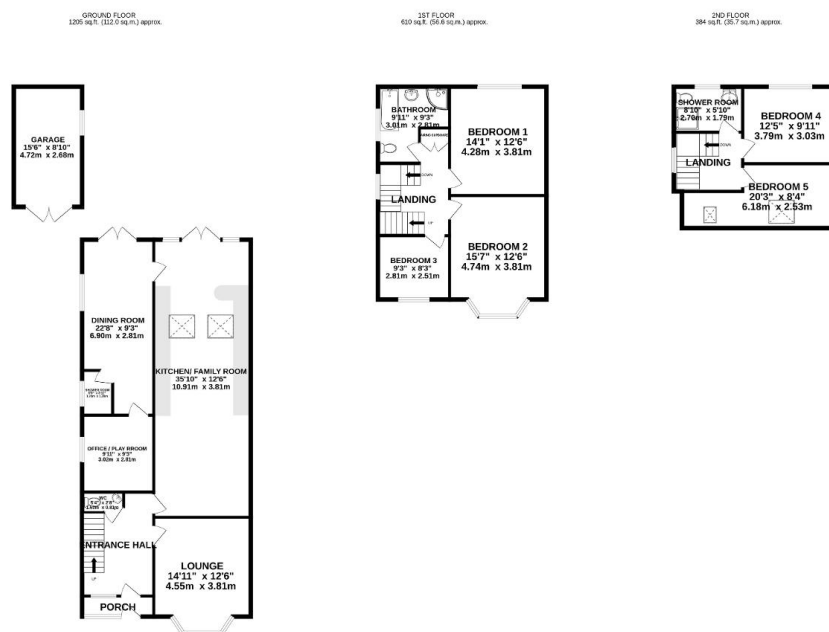
Bedroom 4 - 12' 5" x 9' 11" (3.79m x 3.03m)

Bedroom 5 - 20' 3" x 8' 3" (6.18m x 2.53m)

Exterior

Garage - 15' 5" x 8' 9" (4.72m x 2.68m)

Floorplans



TOTAL FLOOR AREA: 2199 sq ft. (204.3 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 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 is given 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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - E
Local Authority - Sefton Council

Tenure: Leasehold of 999 years from 25th March 1928 with a ground rent payable of £8.80 per annum

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.