



FLEXIAGENT

Market Leading, Independent Estate Agents



Dover Road

Southport, PR8 4TH

Offers In Excess Of £550,000

OPEN DAY SUNDAY 21ST JULY FROM 10AM ONWARDS - PLEASE CONTACT THE OFFICE TO ARRANGE YOUR INDIVIDUAL APPOINTMENT SLOT

Flexi Agent are proud to promote this stunning, ultra upgraded semi-detached family home, situated in the extremely sought after 'Hillside' district of Southport. The property has been beautifully restored and thoughtfully extended by the present owners and is now being offered for sale as the perfect family abode.

Situated on Dover Road, the property is conveniently located to enjoy easy walking distance access to Hillside Train Station & surrounding amenities, as well as providing easy walking distance access into the heart of Birkdale Village, which offers a further train station, as well as a plethora of bars, boutiques and award winning restaurants.

The property briefly comprises: extended entrance porch, a grand reception entrance hallway, living room with bay window, downstairs WC cloaks and the most spectacular open plan living kitchen dining space, perfect for entertaining family & friends. Off the kitchen is a useful utility room/plant room and a generously sized storage cupboard.

The first floor of this imposing home offers four generously sized double bedrooms and a modern three piece family bathroom. The stairs provide access to the third floor, which features an extremely well designed 'master suite', offering an additional double bedroom, a fantastic fully fitted walk-in-wardrobe and a spacious four piece bathroom. Further storage is provided in the eaves, which can be accessed off the landing.

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Five **DOUBLE** bedrooms
- Semi-detached family home, circa 2384 square feet
- Extended to both the rear & into the loft space
- Excellent family home
- Spectacular open plan living
- Two bathrooms, plus downstairs WC
- Highly sought after residential location
- Walking distance to both Hillside shops & Birkdale village
- Upgraded to exacting specifications throughout
- Viewing is available immediately by appointment



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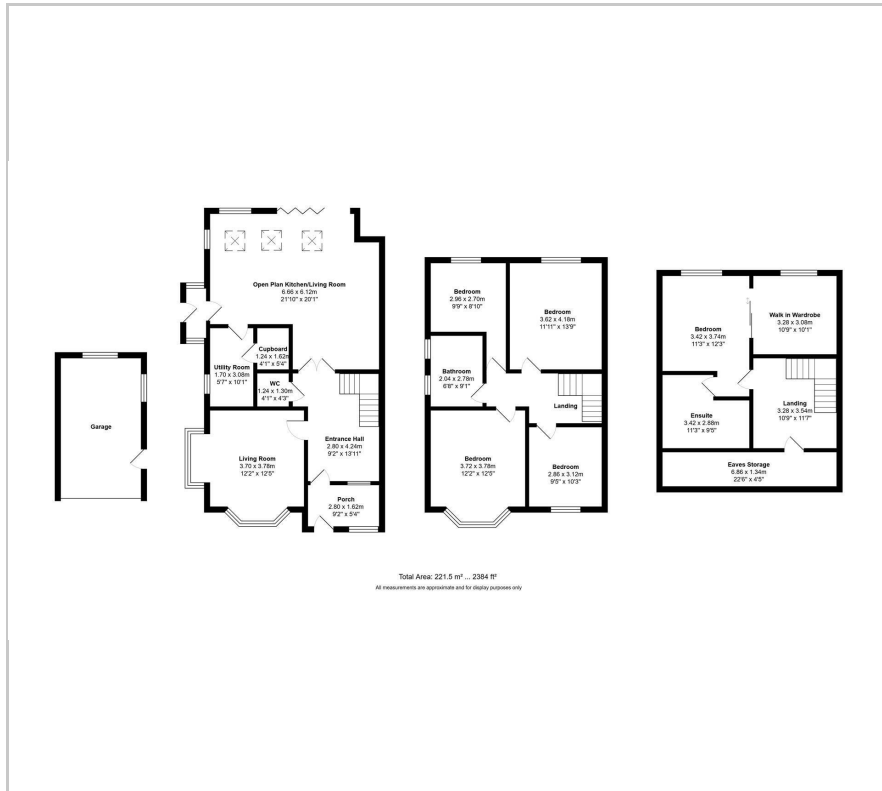
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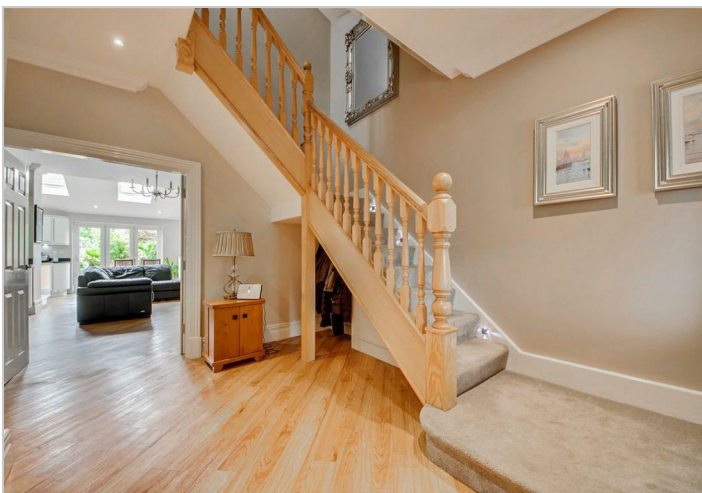
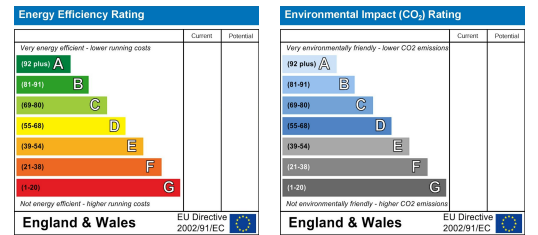
Floor Plan



Area Map



Energy Efficiency Graph



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