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Market Leading, Independent Estate Agents



Hillside Road

Southport, PR8 4QB

Offers In Excess Of £525,000

Flexi-Agent is delighted to present this high-spec, five-bedroom semi-detached family home in the sought-after area of Hillside. Conveniently located near shops, restaurants, award-winning schools, and just across from Hillside train station, offering easy access to Liverpool Central.

The ground floor features a spacious entrance hallway, WC, and a cosy lounge with a bay window, feature fireplace, and stained glass windows. The open-plan kitchen/diner is equipped with NEFF appliances, including a wine cooler and built-in dishwasher, alongside SONOS lights and sound in the kitchen. Underfloor heating with room controls and wooden plantation shutters throughout complete the space.

The first floor offers a modern, marble-tiled four-piece bathroom with an Aqua Lisa shower, a front-facing bedroom, a second bedroom, and a third bedroom with a walk-in wardrobe overlooking the rear garden.

The second floor includes a converted loft bedroom with fitted wardrobes and a WC.

The property has been extended to feature a beauty studio, gym, and a fifth bedroom with its own WC and shower room.

Externally, the property boasts a sun-catching patio, a private hot tub area, astro turf seating areas, a storage shed, and a garden with low-maintenance tiles, lights, and a water feature—all controlled via an app.

- Five/Six bedroom, High Spec, Semi Detached, circa 2587 sqft
- Cosy lounge with feature fireplace, bay window and additional stained glass windows
- High end open plan kitchen diner with top of the range appliances
- Master bedroom with a walk in wardrobe
- Loft converted bedroom with WC and fitted wardrobes
- Extended to the rear with a beauty salon, gym and bedroom with its own WC
- Beautiful sun catching rear garden with plenty of seating
- Private garden at the back of the property with a sheltered hot tub space
- Amazing bar with a sun roof and its own shower room
- Viewings available upon request

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.



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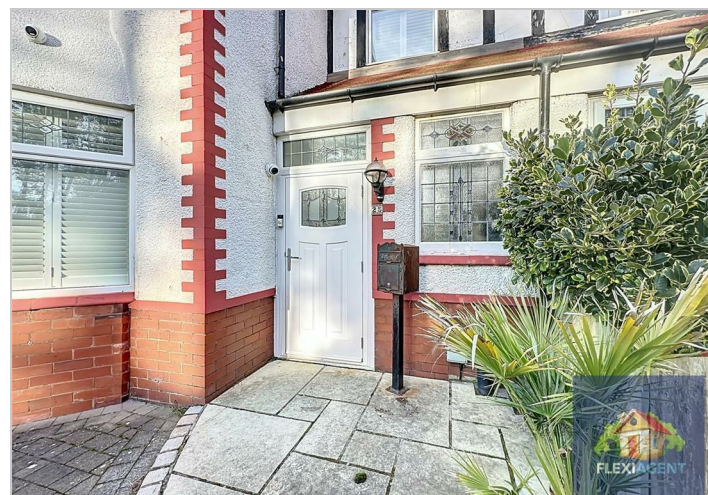
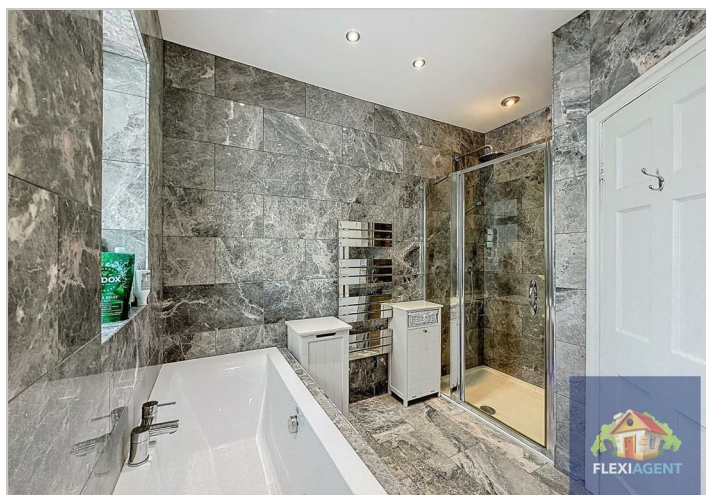
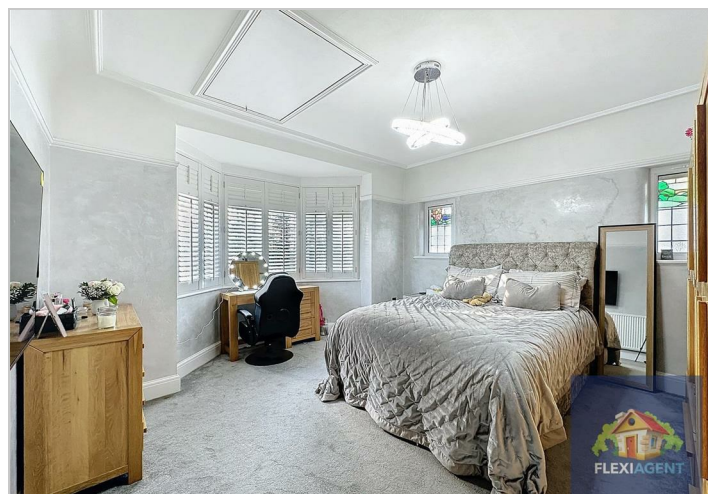
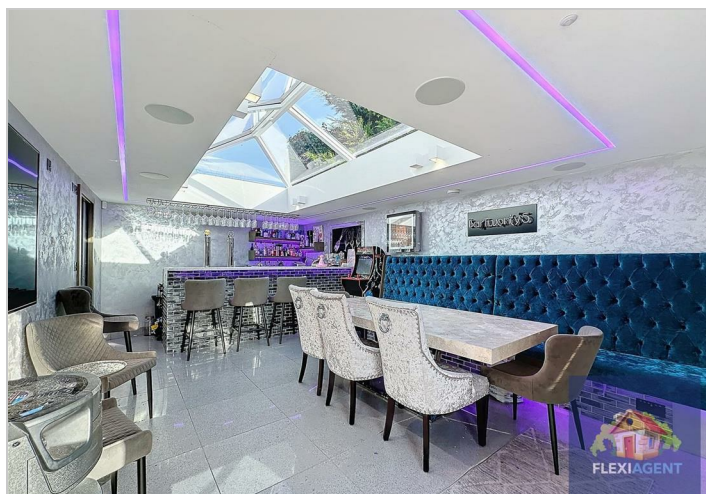
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Energy Efficiency Rating

Rating	Current (2020/21)	Potential (2022/23)
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 71		
Potential Score: 79		

Environmental Impact (CO₂) Rating

Rating	Current (2020/21)	Potential (2022/23)
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 71		
Potential Score: 79		



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