



FLEXIAGENT

Market Leading, Independent Estate Agents



Hillside Road

Southport, PR8 4QB

Offers In Excess Of £500,000

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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Room Schedule:

Room	Dimensions (m)	Dimensions (ft)
Lounge	4.73 x 4.60m	15'6" x 15'1"
Kitchen / Dining	6.41 x 5.96m	21'0" x 19'6"
Gym	2.42 x 4.34m	7'11" x 14'3"
Beauty Studio	2.16 x 3.26m	8'1" x 10'9"
Bedroom (Top Left)	2.51 x 3.86m	8'7" x 12'6"
Bedroom (Top Right)	4.09 x 5.86m	13'5" x 19'3"
Bedroom (Middle Left)	3.71 x 4.00m	12'2" x 13'4"
Bedroom (Middle Right)	1.62 x 2.90m	5'4" x 9'6"
Bedroom (Bottom Left)	2.07 x 2.60m	6'9" x 8'6"
Bedroom (Bottom Right)	1.39 x 1.57m	4'7" x 5'2"
WC (Top Left)	-	-
WC (Middle Right)	-	-
WC (Bottom Right)	-	-
WC (Bottom Left)	-	-
Shed	-	-
Bar	6.22 x 4.01m	20'5" x 13'2"

Total Area: 240.3 m² ... 2587 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
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

EU Directive 2002/91/EC

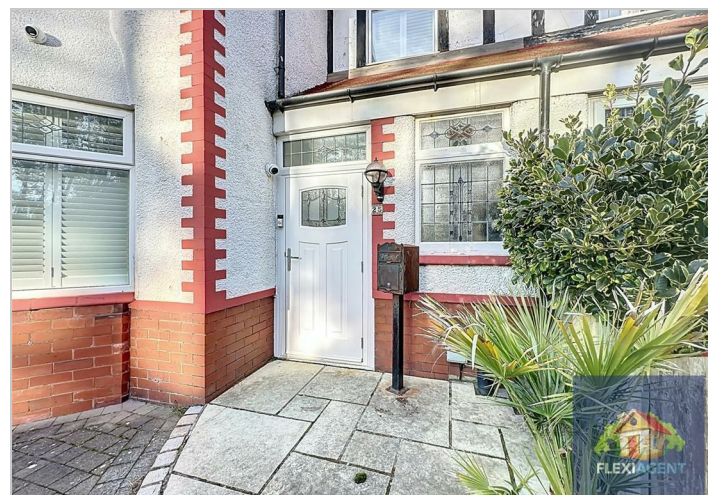
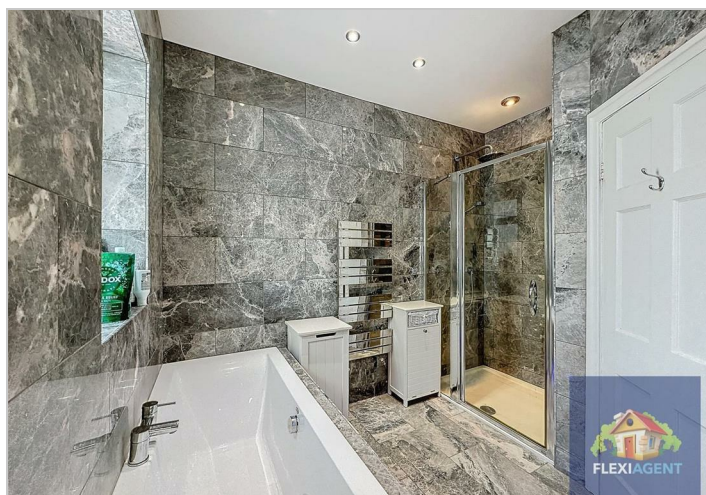
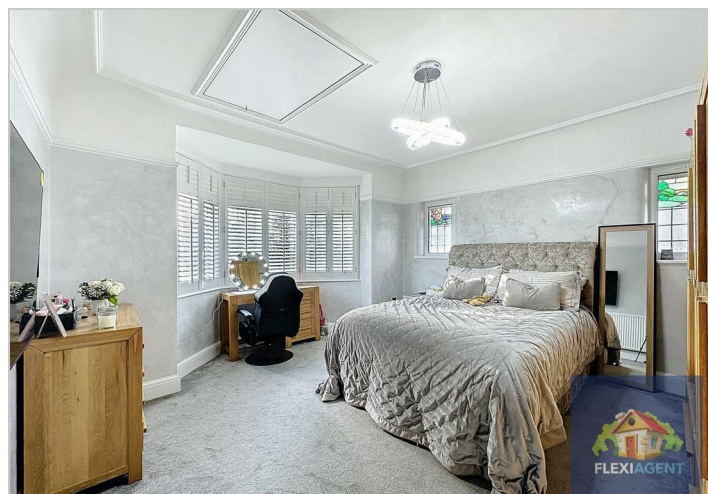
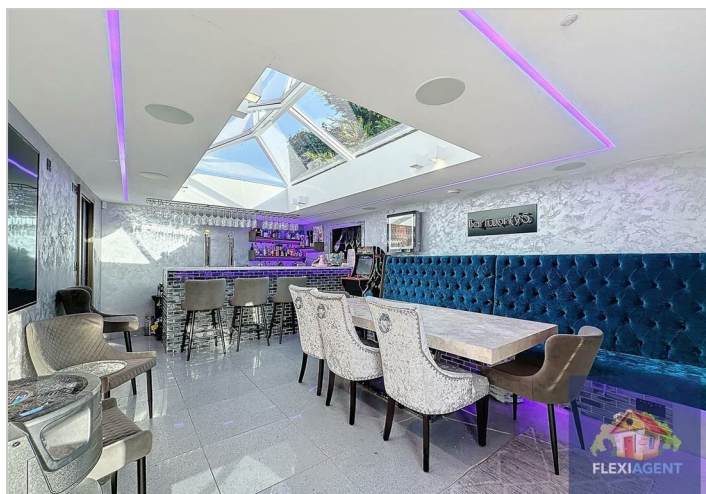
Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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