



Dunkirk Road, Hillside,  
PR8 4RQ

**Offers Over £775,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Set within one of Southport's most desirable residential locations, walking distance to Birkdale village, this exceptional detached residence occupies a magnificent 0.28 ACRE PLOT with a GLORIOUS SOUTH-FACING REAR GARDEN. The property combines striking kerb appeal with a beautifully curated interior that has been comprehensively renovated by the current owners. The result is a calm, elegant home with a distinctive Neptune and White Company inspired aesthetic, where natural light, soft tones and quality materials create a refined yet relaxed living environment.

A WELCOMING ENTRANCE HALL sets the tone for the house and provides access to the principal reception rooms. The FORMAL LOUNGE is an elegant and generously proportioned living space with a feature fireplace and large bay window, flowing naturally into the SUN ROOM which enjoys wonderful views across the garden and provides a peaceful place to sit and relax. A second SITTING ROOM / STUDY offers flexibility as a home office, snug or additional reception room.

The real centrepiece of the house is the superb OPEN PLAN KITCHEN DINING ROOM, created through extension and designed as a sociable family hub. The bespoke IN-FRAME KITCHEN is complemented by integrated NEFF appliances, a large central island and excellent storage, whilst the dining area enjoys views over the garden. Large BI-FOLDING DOORS open directly onto the terrace and lawn, allowing the indoor and outdoor spaces to connect beautifully. A UTILITY ROOM and GROUND FLOOR WC provide additional practicality.

To the first floor a SPACIOUS LANDING leads to FOUR DOUBLE BEDROOMS, all presented with the same calm and elegant style seen throughout the property. The accommodation is served by a well-appointed SHOWER ROOM finished in contemporary tones.

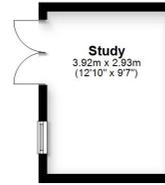
Externally the property is equally impressive. The SOUTH-FACING REAR GARDEN extends across a substantial plot approaching one third of an acre, providing a superb lawned garden, entertaining terrace and a wonderful sense of space and privacy. To the front there is AMPLE OFF-ROAD PARKING for several vehicles together with a GARAGE incorporating a garden store and external WC. A GARDEN OFFICE provides a useful additional space, well suited for home working, a studio or gym if required.







**Ground Floor**  
Approx. 148.0 sq. metres (1593.0 sq. feet)



Total area: approx. 238.5 sq. metres (2566.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	