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Gilpins Gallop - St Margarets - SG12 8BA

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## Offers In The Region Of £645,000

We are pleased to offer this delightful house with a perfect blend of comfort and style. Extended in recent years and refurbished throughout to a very high standard to include high spec triple glazed windows throughout & Hot air solar PIV (Positive Input Ventilation) system providing airflow throughout the home. The property spans over 1,150 square feet, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by a superbly presented Kitchen Diner plus two inviting reception rooms, ideal for hosting guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With four well-proportioned bedrooms, there is plenty of room for everyone, whether you are a growing family or seeking extra space for guests or a home office.

The property boasts two modern bathrooms, catering to the needs of a busy household while ensuring convenience and privacy. The overall design reflects a classic yet contemporary aesthetic, making it a welcoming retreat.

Gilpins Gallop is a sought-after location with proximity to local amenities. Residents can enjoy the tranquillity of suburban living while still being within easy reach of essential services and transport links such as St Margarets station with its direct access into Liverpool street.

This house presents an excellent opportunity for those looking to settle in a vibrant area with a strong sense of community. With its spacious layout and desirable location, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
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### ENTRANCE PORCH

5'8" x 3'8"  
UPVC double glazed entrance door to front aspect. Wood-effect flooring and recessed lighting. Part glazed door to entrance hall;

### ENTRANCE HALL

18'9" x 5'7"  
Under-stair storage cupboard, staircase rising to first floor landing with feature glazed balustrade, wood-effect flooring and power points. Part glazed door to kitchen/diner and door to cloakroom;

### CLOAKROOM

4'1" x 2'8"  
Suite comprising of a low level WC and wall mounted wash hand basin. Wood-effect flooring and extractor fan.

### KITCHEN DINER

18'2" x 9'6"  
Two triple glazed windows to front aspect. Luxury Kitchen fitted with a range of designer wall and base units, work surfaces over with integrated sink, built in induction hob with extractor over, eye level double "Smart" oven, glassed butler station. Wood-effect flooring, pull out wine store, coving to ceiling and power points. Spot lights. Part glazed door to Reception room. Dining area with feature hanging lights, wood effect flooring. Part glazed double doors leading into the living room. Access to Utility room;

### RECEPTION ROOM

10'4" x 9'3"  
Two triple glazed windows to front aspect. Carpet flooring, painted walls with Feature wall providing space for TV 'and hidden drop down desk'. Underfloor heating;

### UTILITY ROOM

10'4" / 3'8"  
UPVC door to side aspect, triple glazed full length window to rear aspect. Fitted

with a range of matching designer wall units with space for washing machine and tumble dryer. Tiled flooring. Space for fridge-freezer, power points. Underfloor heating, Sink & Water softener;

### LIVING ROOM

16' x 11'6"  
Full length Bi-Fold doors to rear garden. Coving to ceiling, wood-effect flooring, Bespoke built in cupboards and shelving to length of one wall. Television point and power points;

### LANDING

11'8" x 6'6"  
Staircase rising from entrance hall. Fitted carpet flooring. Access to boarded loft area and doors to Bedrooms, Bathroom. & inner hallway leading to Master Bedroom suite;

### BEDROOM ONE

13'3" x 9'2"  
Triple glazed window to rear aspect. Fitted wardrobes, wall mounted radiator, wood-effect flooring, coving to ceiling and power points. Mounted Radiator & fitted wardrobe;

### BEDROOM TWO

10'8" x 8'8"  
Two triple glazed windows to front aspect. Carpet flooring, Painted walls. Coving to ceiling and power points;

### BEDROOM THREE

9'5" x 7'  
Triple glazed window to rear aspect. Wall mounted radiator, wood-effect. Coving to ceiling and power points;

### BATHROOM

7' x 7'  
Triple glazed obscured window to front aspect. Fully tiled with three piece white suite comprising Panel enclosed bath with shower over, Low level WC and wash basin. Mounted heated towel radiator;

### INNER HALLWAY

Carpet flooring, painted walls. Door to bedroom. Built in storage space;

### MASTER BEDROOM

15' x 11'6" /  
Two Triple glazed windows to front aspect, carpet flooring, painted walls. Side aspect triple glazed double window. Built in wardrobes;

### EN-SUITE

8'4" x / 3'  
Luxury En-suite with Shower, wash basin and low level WC. Mounted heated towel tree and shelf. Triple glazed window to rear aspect;

### OUTSIDE

Front & Side Gardens  
Low maintenance with fence boarder. Enclosed Bin Store. Artificial grass lawned space with paved and gravel approach;

### Rear Garden

Low maintenance rear garden commencing with a decked area with Pagoda, leading to artificial grass Lawned space to purpose built greenhouse and shed with access to rear drive'. surrounded by mature planting. Further patio area behind the utility room. Fully enclosed.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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