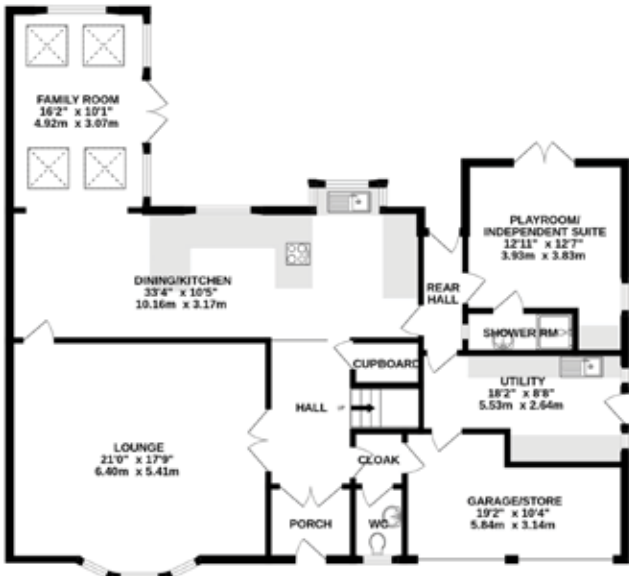


4 MURRAYFIELD  
Prestbury  
£895,000

GROUND FLOOR  
1656 sq.ft. (153.9 sq.m.) approx.



1ST FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 2570 sq.ft. (238.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury  
8 The Village, PRESTBURY SK10 4DG  
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



This attractive & modern family home boasts generous and versatile accommodation and is located in this highly sought-after residential location within close proximity to the Village.

GASCOIGNE HALMAN



- NO CHAIN
- HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION
- WALKING DISTANCE TO VILLAGE
- GENEROUSLY PROPORTIONED
- MODERN FAMILY HOME

- VERSATILE ACCOMMODATION
- FOUR/FIVE BEDROOMS
- LARGE LIVING-DINING KITCHEN WITH ADJOINING SITTING ROOM
- THREE BATH/SOWER ROOMS

**£895,000**

**4 MURRAYFIELD**  
Prestbury



#### DESCRIPTION

Willowmead Park is a popular, quiet residential location adjacent to the Bollin Valley and boasts attractive detached homes of variable styles all within close proximity to the village.

Number 4 Murrayfield is well presented and appointed throughout and has been intelligently extended & remodelled to provide superb and flexible living space with the addition of a room on the ground floor with bathroom/kitchen facilities providing great potential for a multitude of different uses.

The accommodation comprises in brief; Entrance hall, cloaks W/C, a huge living room, family room, open plan dining kitchen with feature log burner to the sitting area extension, utility, playroom/guest suite.

At first floor level; Master Bedroom with en suite, three further double bedrooms of good size and a family bathroom. One of the bedrooms also has an access into the main en-suite and is currently adopted as a luxurious fitted dressing room - but could easily be changed back to a bedroom. Externally the home boasts private gardens of good size with an area laid to lawn, stocked borders, patio, gazebo and decked area off the back of the home. To the front is a large paved driveway with ample parking leading up to the garage.

#### LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few.

#### DIRECTIONS

SAT NAV - SK10 4BZ - Murrayfield is located off Willowmead Drive

#### TENURE

Freehold (Prospective purchasers are advised to ask their solicitor to verify tenure)

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East - Council Tax Band G

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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