



Clapgate

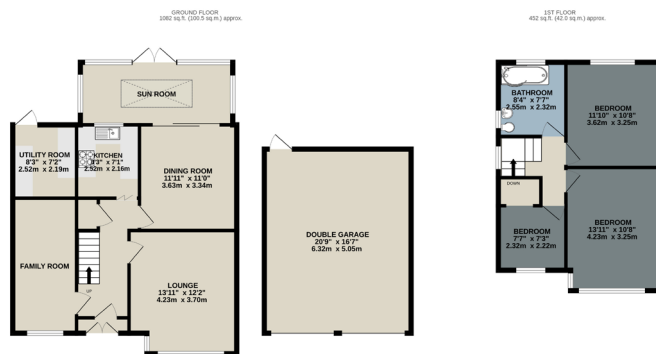
- Romiley -

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A spacious family home ready to move into and offers the perfect opportunity to put your personal stamp on it over time.

KEY POINTS

- Detached family home
- Three bedrooms
- Bags of fabulous living space
- 9 minutes from Romiley village by car
- Great outdoor space for entertaining adults and children
- Walking and cycling from your front door
- Close to Overdale Park and Chadkirk Country Estate



TOTAL FLOOR AREA: 1534 sq.ft. (142.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Welcome to Clapgate, a detached property set on a popular estate with direct access to open countryside and within easy reach of Romiley village.

The hallway welcomes you in with somewhere to hang your coats, and at once you notice the potential here. There is access to the downstairs office which would also make a fantastic playroom or hang out for teenagers.

Back into the hallway and through to the bright lounge, plenty of space for any configuration of sofas and a cosy dual fuel log burner for the colder months.

The dining room sits at the back of the property and can easily seat 8/10 people for family gatherings. The patio doors lead to a stunning garden room with views over the much-loved garden. Landscaped, with mature shrubs and trees this is such a tranquil space to relax at the end of a long day.

The modern kitchen with black granite work tops is the perfect place for all budding chefs. The kitchen continues around the corner into a large utility area, a must on most family's wish list.

Head to the first floor where there are two double bedrooms, a single bedroom and a spacious family bathroom.

The principal bedroom is at the front of the house with ample storage in the fitted wardrobes and space for a king-sized bed.

The second double overlooks the pretty rear garden and has space for any number of wardrobes. The third single bedroom currently houses the home office but would equally make a perfect child's bedroom.

A white bathroom with shower over the large bath is perfect for relaxing after a long day. With a large storage cupboard for all of your towels and toiletries.

Outside

There is plenty of outdoor space here to keep your green fingered family busy.

With garden space at the front and rear of the property, you also have a patio area for lighting up the BBQ on a sunny afternoon and a place to relax. Whilst the children have a lawned area with space for raised beds to grow any number of plants and vegetables.

The front of the property is set back and has a private driveway for parking several cars and access to the double garage.

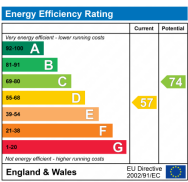
Where it is

You can walk to the local parade of shops for a pint of milk or a little further and be on Romiley high street in around 15 minutes. With its fabulous facilities including a small theatre, an array of independent shops, a Sainsburys local for those bits that you run out of and bars, pubs and restaurants for a Friday night treat.

Romiley and Bredbury railway stations are within easy reach, giving you direct access into Manchester for business or pleasure within 20 minutes.

Werneth Low and Etherow county parks are also within a few minutes' drive, the fabulous countryside of Chadkirk Country Estate and Overdale Park are on your doorstep to enjoy.

The M60/M56 motorways and Manchester airport are also close by making commuting and travelling further afield easy.



TECHNICAL DETAILS

- Leasehold: £10 PA
- Council tax band - D
- Boiler location – Utility Room
- Boiler type –Gas
- Loft – Boarded/Light
- Double garage & parking on driveway
- Walks and cycling on your doorstep

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