



21 Clifton Drive

Gatley

Asking Price - £375,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



21 Clifton Drive

Gatley, Stockport

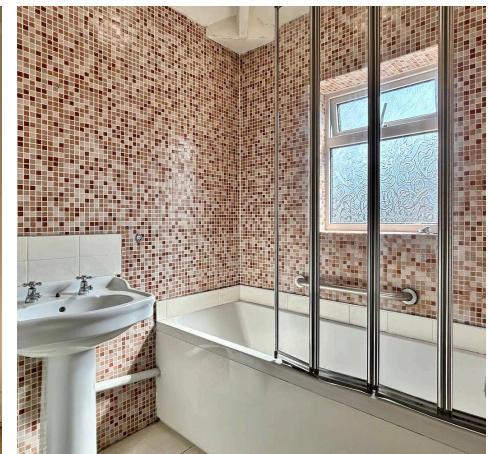
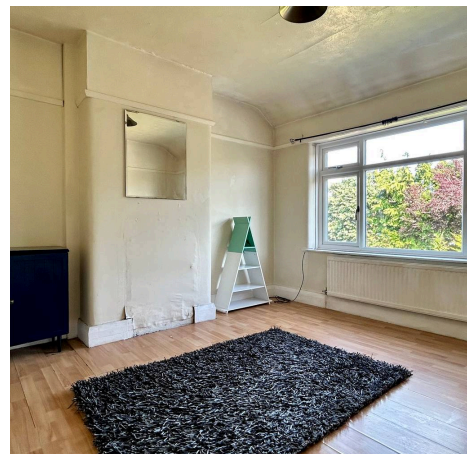
Charming three-bedroom semi with period features, bay window, garden access, garage, and off-road parking. Needs updating. Sought-after area near schools and transport. No vendor chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious garden area
- Detached garage
- Off-road parking
- Morning room and separate kitchen
- Garden access from living area
- Bay windows with stained glass
- Built-in storage
- Bathroom with separate WC
- Period features and traditional architecture
- No vendor chain



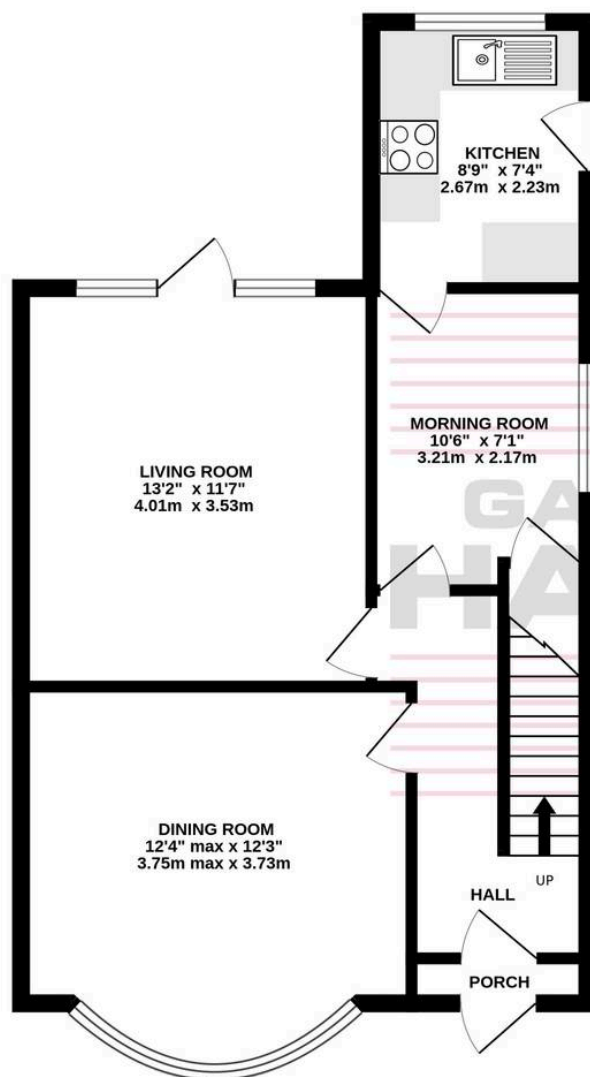
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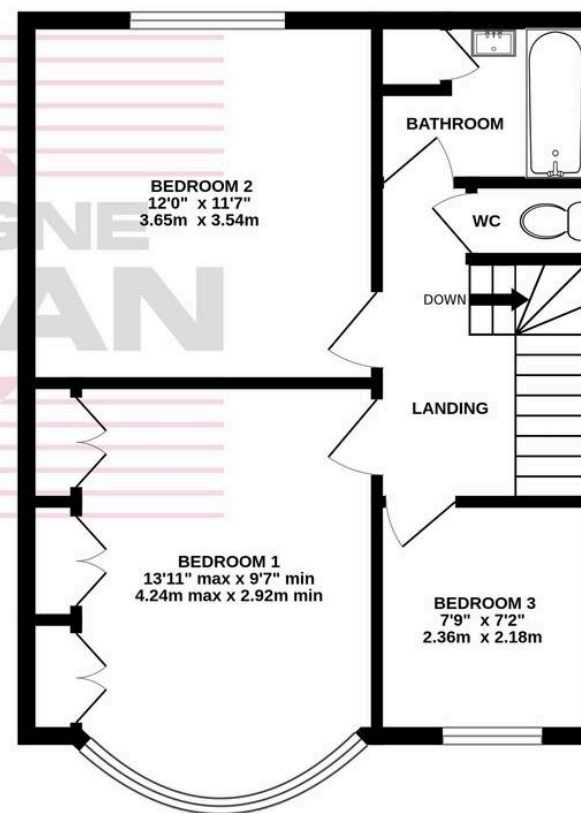
This charming three-bedroom semi-detached house presents a fantastic opportunity for buyers seeking a property with character and potential. Showcasing traditional architecture and period features throughout, the home welcomes you with an inviting bay window adorned with stained glass, setting a warm tone from the outset. The interior layout includes a bright morning room and a separate kitchen that offers ample scope for modernisation to suit your personal taste. The generous living area benefits from direct access to the garden, creating a seamless flow between indoor and outdoor living. Each of the three bedrooms is well-proportioned and the bathroom is complemented by a separate WC, adding convenience for busy households. While the property requires decorating throughout and would benefit from upgrades, its solid structure and original features offer a wonderful canvas for transformation. Further enhancing the appeal are the detached garage and off-road parking, ensuring secure and convenient vehicle storage. Located in a sought-after residential area, this home is ideally positioned for access to reputable local schools, every-day amenities, and excellent transport links, making it a superb choice for families or professionals. Offered with no vendor chain, this property represents an exciting blank slate for those wishing to create a bespoke home in a desirable neighbourhood.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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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