



7 Vaughan Road, West Timperley, Altrincham, WA14 5UY  
 £450,000

- Three Bedroom Three Storey Family Home
- Stamford Brook Development
- Ideal Location - Altrincham Town Centre & Metrolink
- Single Garage
- Rear Driveway

A SUPERBLY PROPORTIONED THREE BEDROOMED TOWNHOUSE WITH ACCOMMODATION OVER THREE FLOORS AND LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT. DRIVEWAY AND GARAGE.

Hall. Sitting Room. Dining Kitchen. WC. Three Bedrooms. Two Bath/Shower Rooms - One En Suite. Lovely enclosed rear Garden. Driveway + Garage. NO CHAIN! Energy Rating:

CONTACT SALE 0161 973 6688

A Superbly proportioned Three Bedroomed, Three Storey Family Home situated on the popular Stamford Brook Development

Stamford Brook is ideally positioned within convenient reach of Altrincham Town Centre and the Metrolink at Timperley and within easy reach of the Motorway Networks.

In addition to the Accommodation there is an established enclosed garden, as well as a Single Garage and a driveway located to the rear of the property.

An internal inspection will reveal:

Ground Floor Entrance Hall. Having a spindle balustrade rising to the First Floor. a uPVC double glazed window to the front. Doors open to the Breakfast Kitchen and WC with further double doors opening to the Sitting Room.

Sitting Room. A good size reception room having a uPVC double glazed window to the front elevation.

Breakfast Kitchen. Fitted with a range of base and eye level units with worktops over and inset stainless steel one and a half bowl sink unit with mixer tap. Stainless steel fronted double oven with four ring gas hob and stainless steel extractor hood over. Ample space for free standing appliances. Double glazed door opening to the rear garden and a further a uPVC double glazed window to the rear elevation. Wall mounted gas central heating boiler concealed in one of the cupboards.

First Floor Landing. Having a spindle balustrade to return the staircase opening and a further spindle staircase rises to the Second Floor. Doors then provide access to the Lounge and Bedroom 2.

Bedroom Two. Having a uPVC double glazed window to the front elevation.

Lounge. A superb large reception room having a set of uPVC double glazed French doors opening onto a Juliet balcony and a uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling.

Second Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to Bedrooms 1 and 3 and Family Bathroom. Further door opens to a big airing cupboard housing the hot water tank. Loft access point.

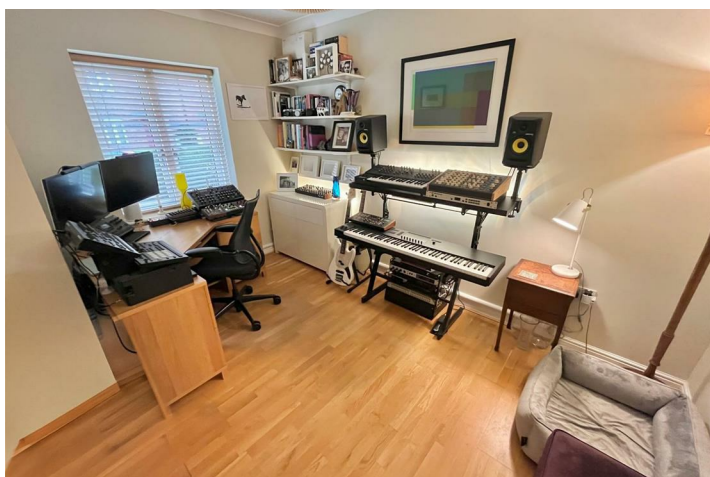
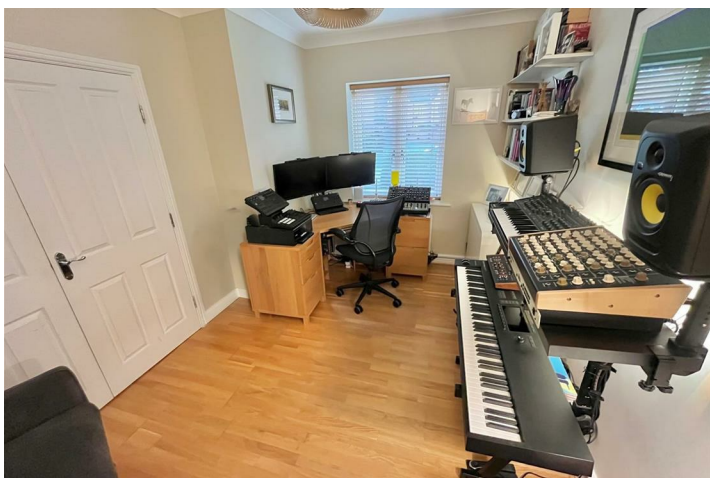
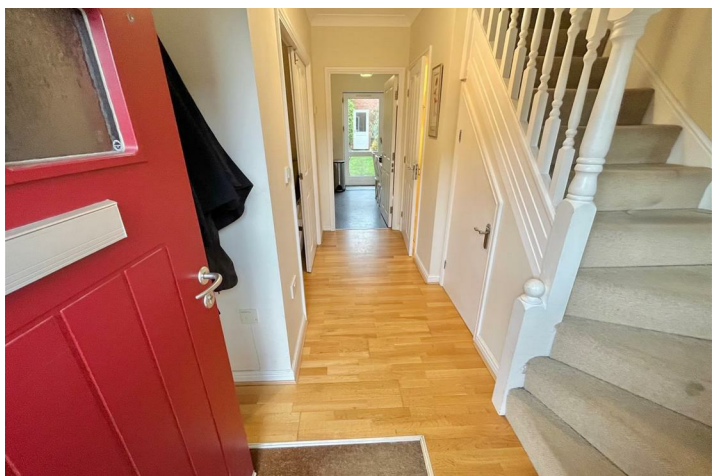
Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Wash hand basin. WC. Slate tile floor. Opaque uPVC double glazed window to the rear elevation.

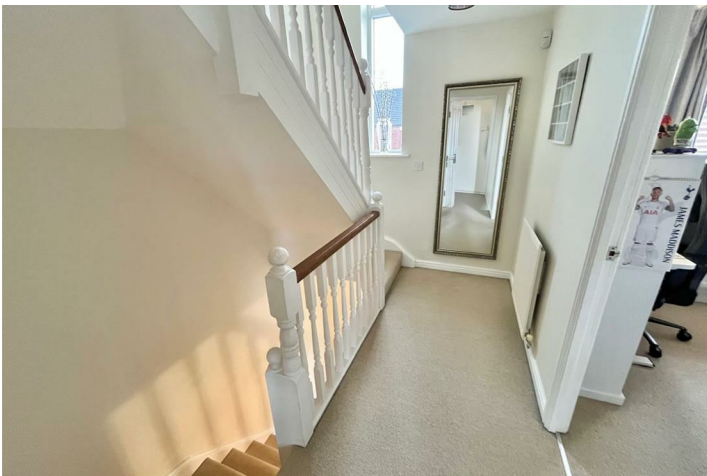
Bedroom Three. having a uPVC double glazed window to the front elevation.

Bathroom. Fitted with a suite comprising of panelled bath with shower mixer attachment. WC. Wash hand basin. Part tiled walls. Limestone tiled floor.

Always a popular place to live!







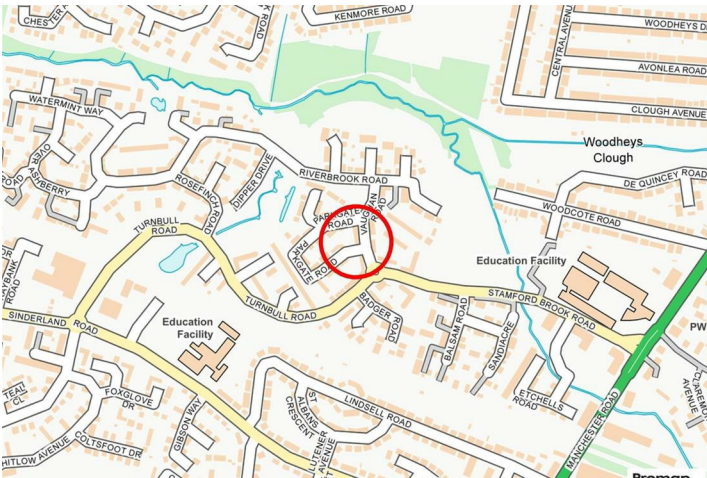
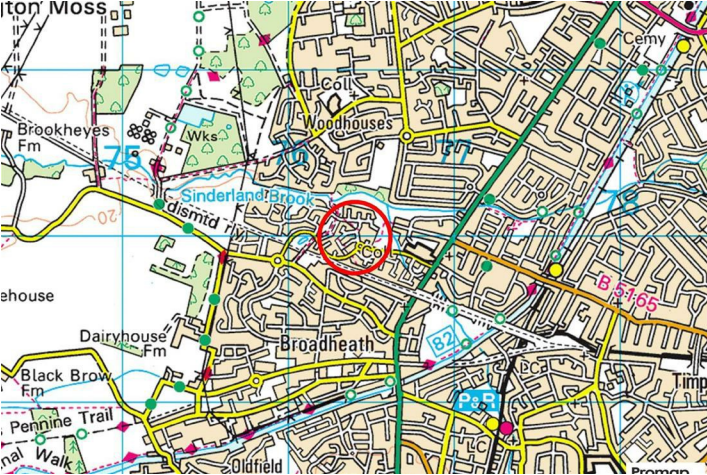








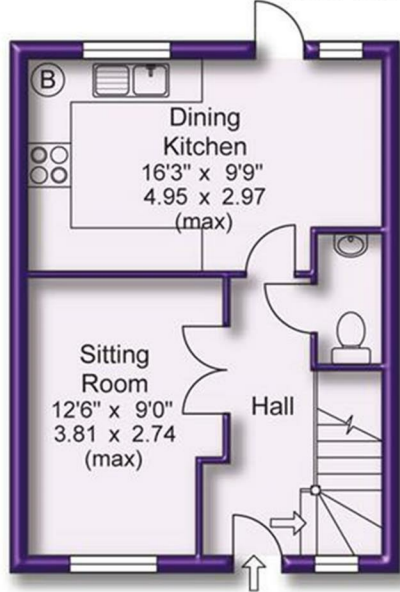




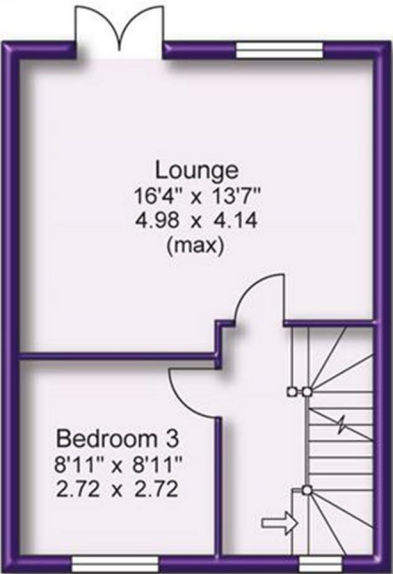


# Floorplans

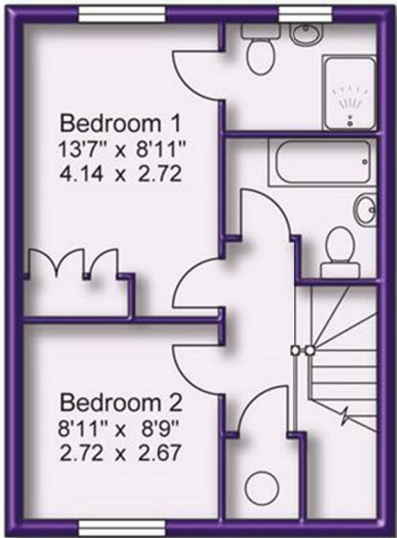
Approx Gross Floor Area = 1109 Sq. Feet  
= 103.0 Sq. Metres



Ground Floor



First Floor



Second Floor