



A superb town house with link garage located within the popular Stamford Brook Development. A superbly proportioned three-bedroom, three-storey family home. Offering spacious accommodation over three floors, including a master bedroom with en-suite, two further double bedrooms, dining/sitting room, open plan kitchen/diner, downstairs W.C, lounge with Juliette balcony, sunny enclosed rear garden, driveway and single garage, this property is offered for sale with no onward chain. Stamford Brook is ideally positioned within convenient reach of Altrincham Town Centre and the Metrolink at Timperley, whilst also providing easy access to the motorway networks. Viewing are highly recommended and can be arranged by contacting the office.



Entrance Hallway

A welcoming entrance hall with a Rationel Scandinavian wooden frame to the front elevation and a spindle balustrade staircase rising to the first floor. Doors provide access to the breakfast kitchen and WC, with further double doors opening into the sitting room.

Dining room/Sitting room

A good-sized reception room with a Rationel Scandinavian wooden frame window to the front elevation.

Kitchen/Diner

Fitted with a range of base and eye-level units with worktops over, incorporating an inset stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel-fronted double oven, four-ring gas hob and stainless steel extractor hood. There is ample space for further freestanding appliances, together with a wall-mounted gas central heating boiler concealed within one of the cupboards. Double doors onto the sunny and private rear garden.

Downstairs W.C

Fitted with a WC and wash hand basin.

First floor landing

With spindle balustrade staircase returning to the entrance hall and a further spindle staircase rising to the second floor. Doors provide access to the lounge and bedroom two.

Lounge

A superbly proportioned reception room with Rationel Scandinavian wooden French doors opening onto a Juliet balcony, together with a further window to the rear elevation overlooking the garden.

Bedroom Two

A well-proportioned bedroom with a Rationel Scandinavian wooden frame window to the front elevation.

Second floor landing

With spindle balustrade staircase, loft access and a large airing cupboard. Doors provide access to bedrooms one and three, and the family bathroom.

Master bedroom

A well-proportioned double bedroom with a Rationel Scandinavian wooden frame window to the rear elevation overlooking the gardens, built-in wardrobes and a door leading through to the en suite shower room.

En-suite

Fitted with an enclosed shower cubicle with shower, wash hand basin and WC. Tiled floor and Rationel Scandinavian wooden frame window to the rear elevation.

Bedroom Three

A further bedroom with a uPVC double glazed window to the front elevation.

Family bathroom

Fitted with a panelled bath with shower mixer attachment, WC and wash hand basin. Part-tiled walls and limestone tiled floor.

Garage

Up and over door to the front, door to the rear, lighting and used for storage.

Outside

A driveway and single garage are located to the front of the property and an established large sunny rear garden with a large grasses area and patio.



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**Vaughan Road
Altrincham WA14 5UY**

**Offers in Excess of
£450,000**



Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, , WA14 5FA
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www.thompsonsestateagents.com

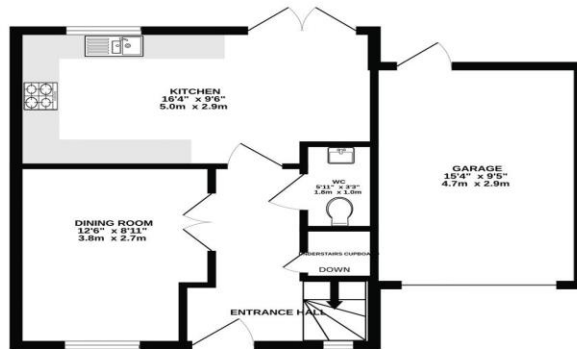


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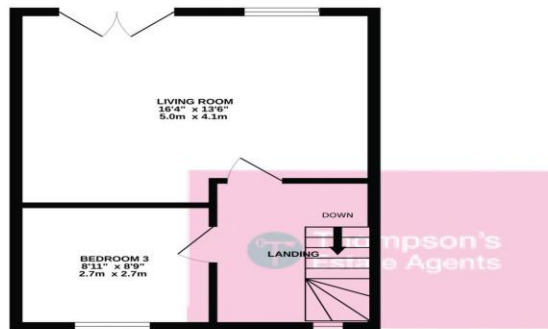
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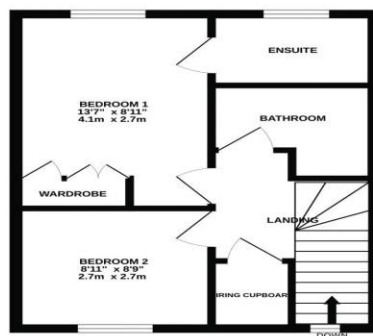
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



VAUGHAN ROAD, WEST TIMPERLEY, ALTRINCHAM WA14 5UY

TOTAL FLOOR AREA : 1221 sq.ft. (113.5 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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Energy performance certificate (EPC)

9 Vaughan Road West Timperley ALTRINCHAM WA14 5UY	Energy rating C	Valid until: 23 July 2033
		Certificate number: 1400-2442-7422-6022-0373

Property type	end-terrace house
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		