



CORFE CLOSE  
FLIXTON

OFFERS OVER

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

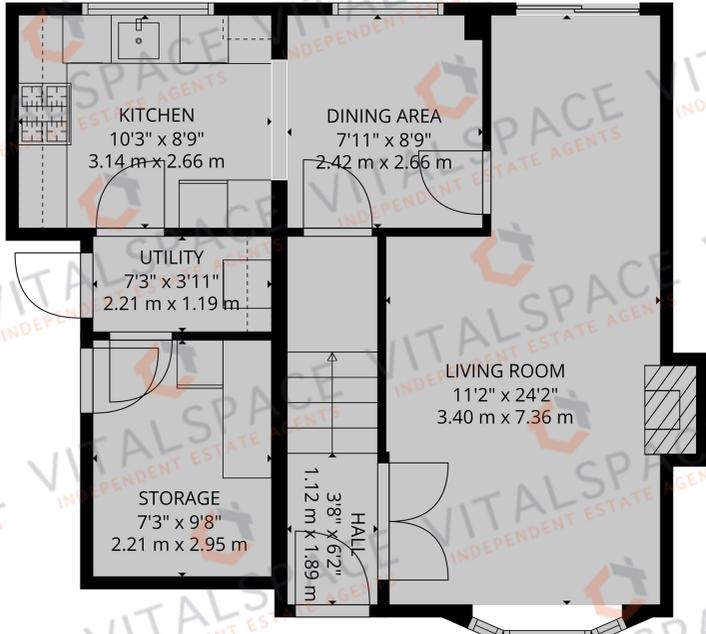


# Corfe Close, Flixton, M41 6WZ

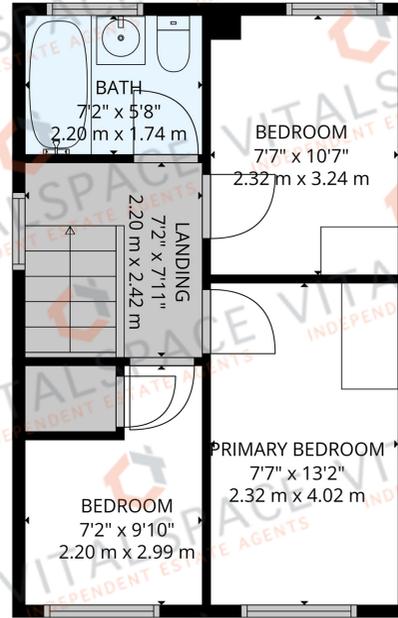
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this superb three bedroom semi-detached family home, situated within a popular residential area and conveniently located close to a range of local amenities, schools and transport links. Both Acre Hall Primary School and Wellacre Technology Academy are within close proximity, making this an ideal home for families. Tucked away within a quiet cul-de-sac in Flixton, this beautifully presented extended property offers the perfect balance of comfort, space and everyday practicality. The property benefits from uPVC double glazing and is warmed by gas central heating throughout. The well presented accommodation briefly comprises; a warm and welcoming entrance hallway which leads into a bright bay fronted living room and dining area, creating an ideal space for relaxing or entertaining family and friends. To the rear, an extended breakfast kitchen provides ample room for cooking, casual dining and busy family mornings. A versatile home gym offers additional flexible space and could easily be adapted to suit a variety of lifestyle requirements such as a home office or playroom. To the first floor, a shaped landing provides access to three well proportioned bedrooms alongside a modern three piece family bathroom. Externally, the property continues to impress. A generous driveway to the front provides off road parking for multiple vehicles, while to the rear there is a paved patio seating area, perfect for outdoor dining, leading onto a mainly lawned garden ideal for relaxing, gardening or children at play. There is also further potential to extend, subject to obtaining the relevant planning permissions. An internal inspection is strongly recommended to fully appreciate both the space and the highly convenient location this excellent family home has to offer. For further information or to arrange a viewing, please contact VitalSpace Estate Agents.







GROUND FLOOR



FIRST FLOOR

## Features

- Three bedrooms
- Semi detached property
- Extended family residence
- Quiet cul de sac
- Spacious dining kitchen
- Large rear gardens
- Gas central heating
- 88 Sqm / 947 Sqft
- Scope to extend (STPP)
- Viewing highly advised

## Frequently Asked Questions

How long have you owned the property for? 2 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating, last serviced July 2025

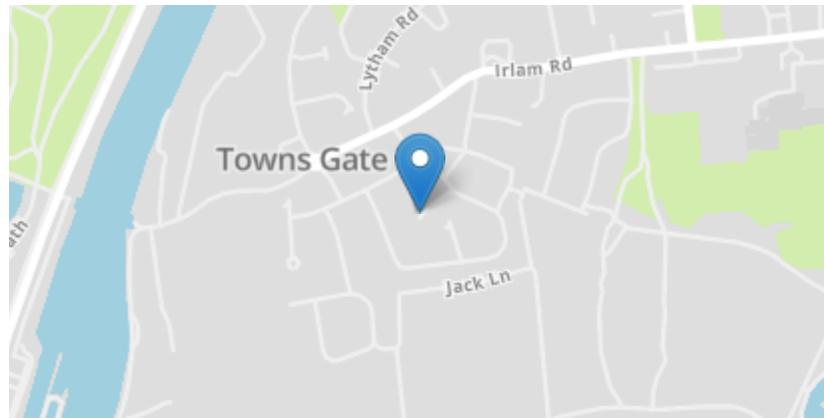
When was the property last rewired? Not during ownership

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built?

Reasons for sale of property? Upsize and move location

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		81
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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