



# St. Elmo Park

Poynton



£450,000

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SEND US A MESSAGE



**SPENCER HARVEY**

PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## PROPERTY DESCRIPTION

HUGE PLOT – IDEAL FOR EXTENSION / DEVELOPMENT (STPP) – HIGHER POYNTON

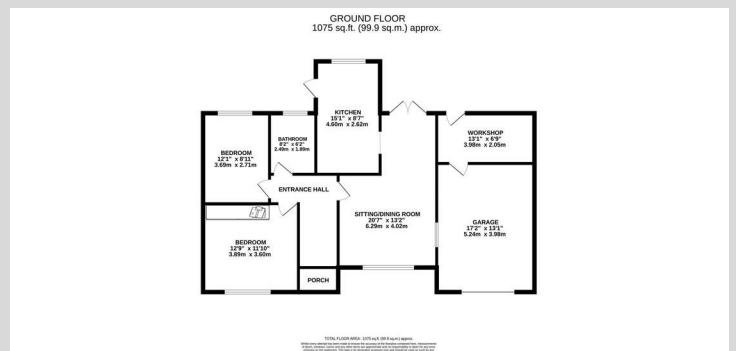
An exciting opportunity to acquire a two-bedroom detached bungalow set on a fantastic plot in the highly desirable area of Higher Poynton. With generous gardens to three sides and excellent local amenities nearby, the property offers outstanding potential for redevelopment, extension, or full modernisation (subject to planning permission).

Currently arranged with two double bedrooms, a large reception dining room with patio doors opening onto the garden, and a separate kitchen, the existing layout provides a solid footprint. However, the true value lies in the scope to reconfigure, extend, or replace with a more substantial dwelling in keeping with neighbouring homes.

Located close to Poynton village and the local tennis club, this is a rare chance for developers, investors, or ambitious buyers to create a superb home in a sought-after area. Viewing is highly recommended to appreciate the scale and potential of the plot.

## KEY FEATURES

- Fantastic Renovation Opportunity
- Large Plot
- Sought after Higher Poynton Area
- Close to Tennis Club
- 2 Double Bedrooms
- Must be viewed to appreciate the size of the plot



EPC RATING:  
**D**

COUNCIL TAX  
BAND:  
**E**

