



**DOWBUSZ**  
P R O P E R T Y

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# *Benefits of Property Investment*

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Passive Income



Growth Potential



Stability

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*ARE YOU READY FOR PROPERTY  
INVESTMENT?*

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*SINGLE LET PROJECT  
2 BED SEMI-DETACHED  
HOUSE  
NEWTON HEATH  
MANCHESTER*

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# ***Details***

**Building type..... 2 Bed Semi-detached**

**Construction Type..... Standard**

**Tenure.....Leasehold**

**Heating Type..... Gas Central**

**Reason of Sale..... No reason**

**Occupier..... Empty**

**Refurbishment..... Minor**

# ***Numbers***

<b>Purchase Price</b>	<b>£170 000</b>
<b>Refurbishment</b>	<b>£14 000</b>
<b>Done Up Value (DUV)</b>	<b>£215 000</b>
<b>Rent</b>	<b>£1 480</b>
<b>ROE</b>	<b>26.84%</b>
<b>YIELD</b>	<b>10.45%</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~£65 238</b>
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<b>Sourcing Fee</b>	<b>£5 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>

# ***Refurb***

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- **Flooring**
- **skimming**
- **Certificates**
- **Painting**
- **Decorating**

**2 BED SEMI-DETACHED  
NEWTON HEATH  
MANCHESTER**

**PP £170.000**

Manchester is a city in Greater Manchester, England. It had a population of 552,000 in the 2021 United Kingdom census. It is bordered by the Cheshire Plain to the south, the Pennines to the north and east, and the neighbouring city of Salford to the west.

The two cities and the surrounding towns form one of the United Kingdom's most populous conurbations, the Greater Manchester Built-up Area, which has a population of 2.87 million. The city borders the boroughs of Trafford, Stockport, Tameside, Oldham, Rochdale, Bury and Salford.

The City of Manchester is governed by the Manchester City Council. The Greater Manchester Combined Authority, with a directly elected mayor, has responsibilities for economic strategy and transport, amongst other areas, on a Greater Manchester-wide basis.

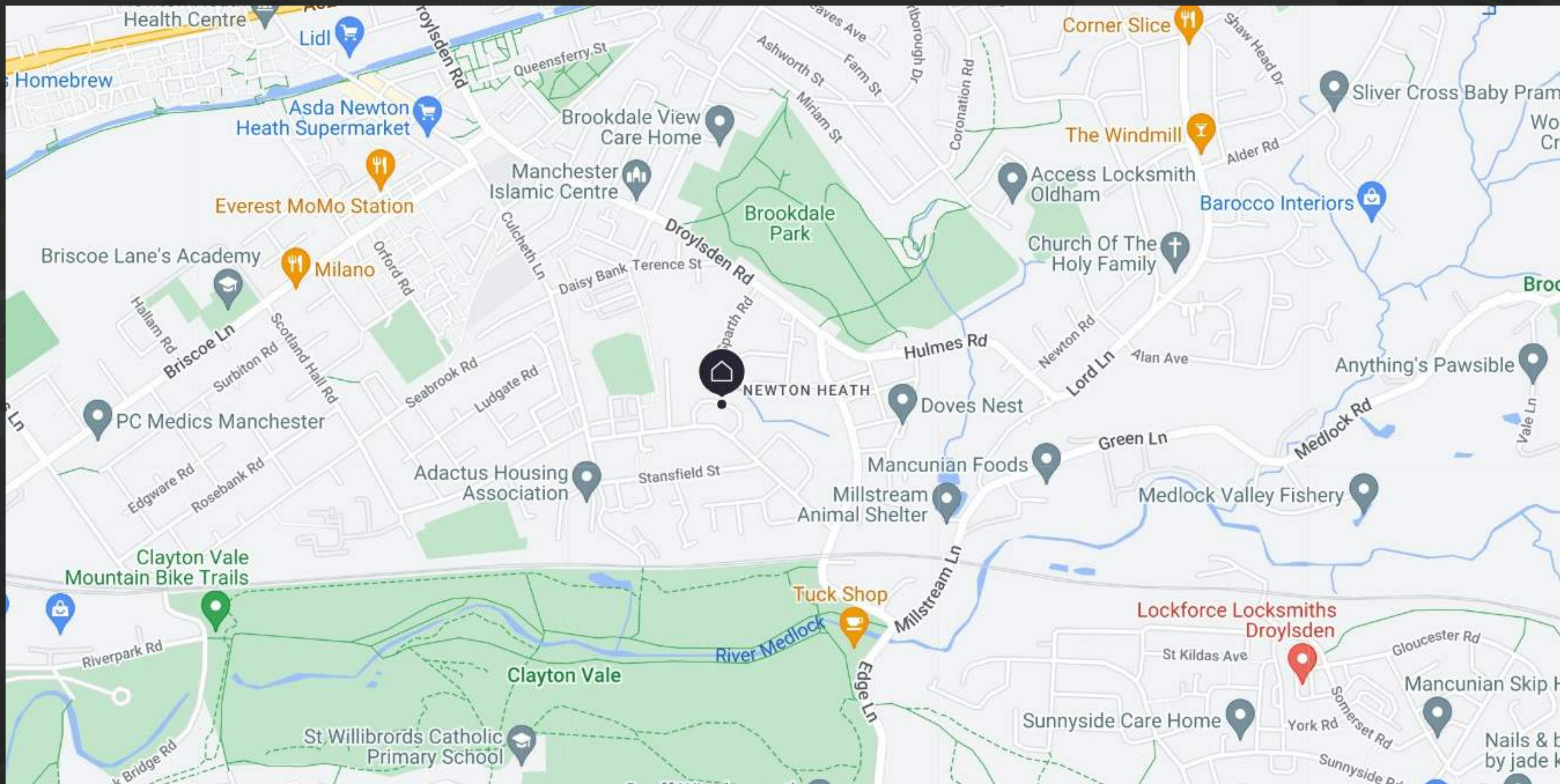




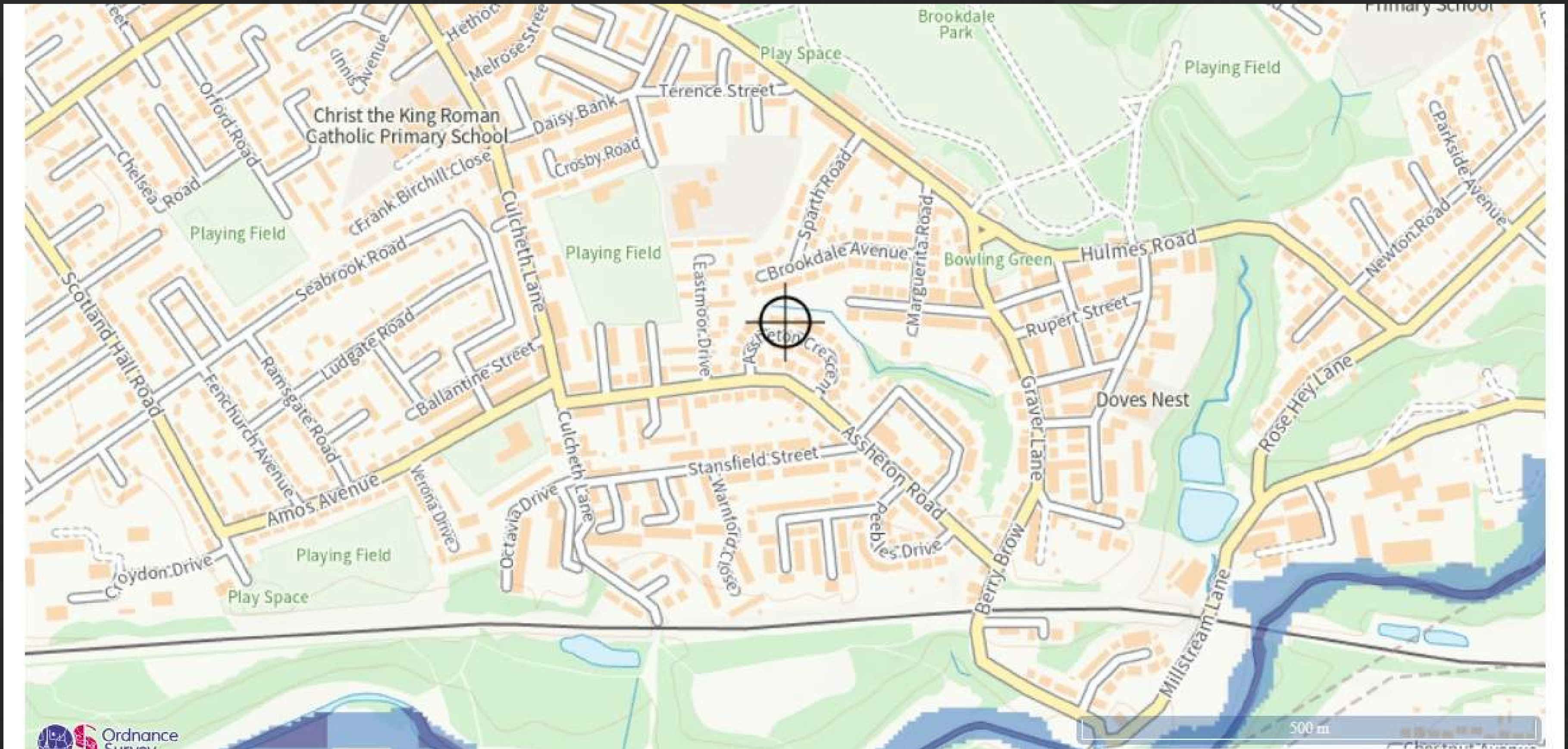
# *Location*



# Location



# Flood



# Bus / Train

## NEARBY TRAIN STATIONS

Today

The closest train station is Gorton Rail Station and it's only 1.85 miles away from Assheton Crescent.

Gorton Rail Station

Walking Time

1.85 MILES

37 MINUTES

Ashburys Rail Station

Walking Time

1.91 MILES

38.3 MINUTES

Moston Rail Station

Walking Time

1.94 MILES

38.8 MINUTES

Fairfield Rail Station

Walking Time

1.96 MILES

39.1 MINUTES

Belle Vue Rail Station

Walking Time

2.33 MILES

46.6 MINUTES

## NEARBY BUS STOPS

Today

The closest bus stop is Assheton Road and it's only 0.02 miles away from Assheton Crescent.

Assheton Road

Walking Time

0.02 MILES

0.4 MINUTES

Brookdale Park

Walking Time

0.14 MILES

2.8 MINUTES

Marguerita Road

Walking Time

0.15 MILES

2.9 MINUTES

Elsma Road

Walking Time

0.17 MILES

3.4 MINUTES

Droylsden Road

Walking Time

0.18 MILES

3.7 MINUTES

Feedback

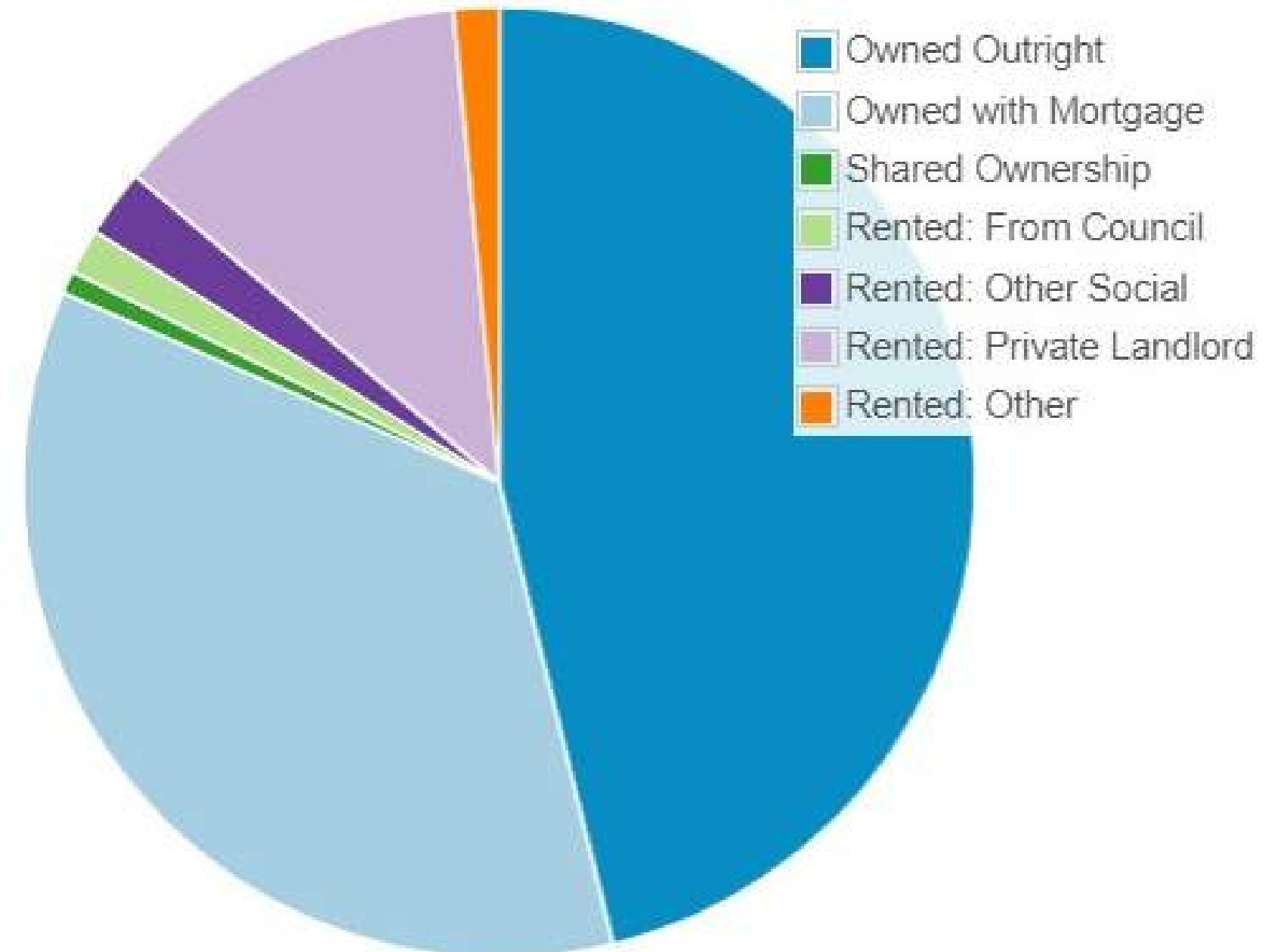


# Housing

This area contains a mixture of housing tenures, as detailed below. Across the UK, an average of 32.8% of households were owned outright, 28.7% were mortgaged, 17.1% were social housing, and 20.3% were privately rented at the last census.

## Housing Tenure

Owned Outright	60
Owned with Mortgage	46
Shared Ownership	1
Rented: From Council	2
Rented: Other Social	3
Rented: Private Landlord <i>inc. letting agents</i>	16
Rented: Other	2
Rent Free	0



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

# *Pictures*





















# Sold House Prices

23 Assheton Crescent, Manchester, M40 1NN

SEMI-DETACHED HOUSE

Last sold

**No sold data**

Estimated price

**£194,000 - £237,000**

Track

**1, Coronation Road, Failsworth, Manchester, Greater Manchester M35 0LT**

2 bed, semi-detached

**£204,000**

1 Mar 2022

Freehold

No other historical records



**10, Devonshire Street East, Failsworth, Manchester, Greater Manchester M35 0TE**

2 bed, semi-detached

**£220,000**

19 Jul 2023

Leasehold

£98,500

22 Oct 2010

Leasehold

£103,000

31 Aug 2007

Leasehold

+ 4 extra records





# Rental Prices



2 Bed Terraced House, Hobson Street, M35

☆ Favourite

Let Agreed

£1,480.00  
per month

£341.54  
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

**Property Reference:**  
1881769

Meet the landlord

# Rental Prices



2 Bed Semi-Detached House, Sarah House, M35

☆ Favourite

Let Agreed

£2,901.00  
per month

£669.46  
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:  
1822761

Meet the landlord



# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

## About property

### **MAREK KMIOTEK**

- Tel: +44 7534 878 739
- E-mail: [marek.kmiotek@sellhousewithus.com](mailto:marek.kmiotek@sellhousewithus.com)

## About process

### **MAREK KMIOTEK**

- Tel: +44 7534 878 739
- E-mail: [marek.kmiotek@sellhousewithus.com](mailto:marek.kmiotek@sellhousewithus.com)



Dawid Dowbusz

