



DOWBUSZ

P R O P E R T Y

Benefits of Property Investment



Passive Income



Growth Potential



Stability

ARE YOU READY FOR PROPERTY
INVESTMENT?

SINGLE LET PROJECT
2 BED END OF TERRACED
HOUSE
HYDE-MANCHESTER

Details

Building type..... 2 Bed End of terraced

Construction Type..... Standard

Tenure..... Leasehold

Heating Type..... Gas Central

Reason of Sale..... No reason

Occupier..... Empty

Refurbishment..... Minor

Numbers

Purchase Price	£147 000
Refurbishment	£18 000
Done Up Value (DUV)	£210 000
Rent	£1 025
ROE	22.88%
YIELD	8.37%
TOTAL INVESTMENT COST (BTL)	~£62 137
<hr/>	
Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **Flooring**
- **skimming**
- **Certificates**
- **Painting**
- **Decorating**
- **EPC to level C**

2 BED END OF TERRACED HOUSE MANCHESTER

PP £147 000

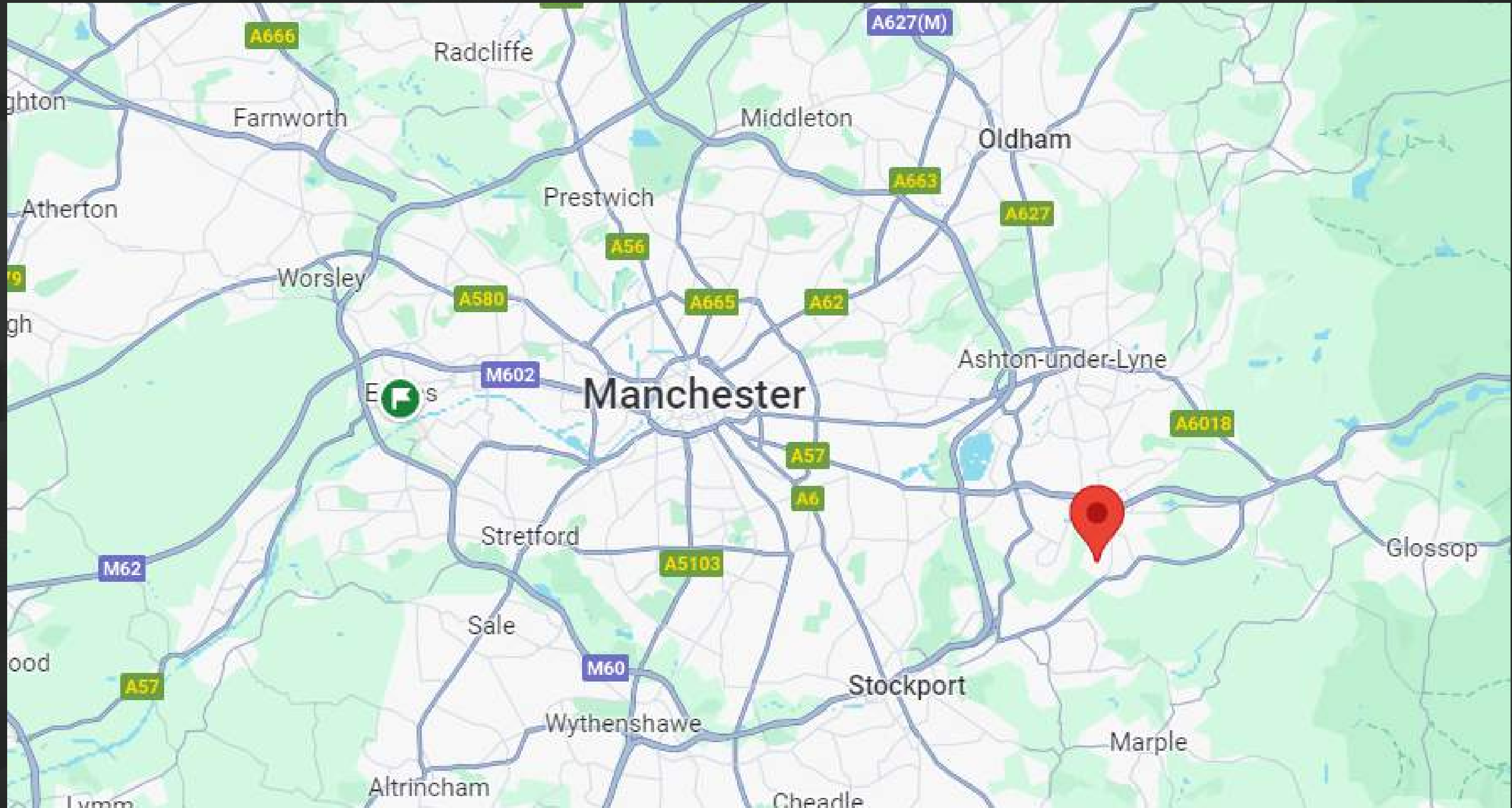
Manchester is a city in Greater Manchester, England. It had a population of 552,000 in the 2021 United Kingdom census. It is bordered by the Cheshire Plain to the south, the Pennines to the north and east, and the neighbouring city of Salford to the west.

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.

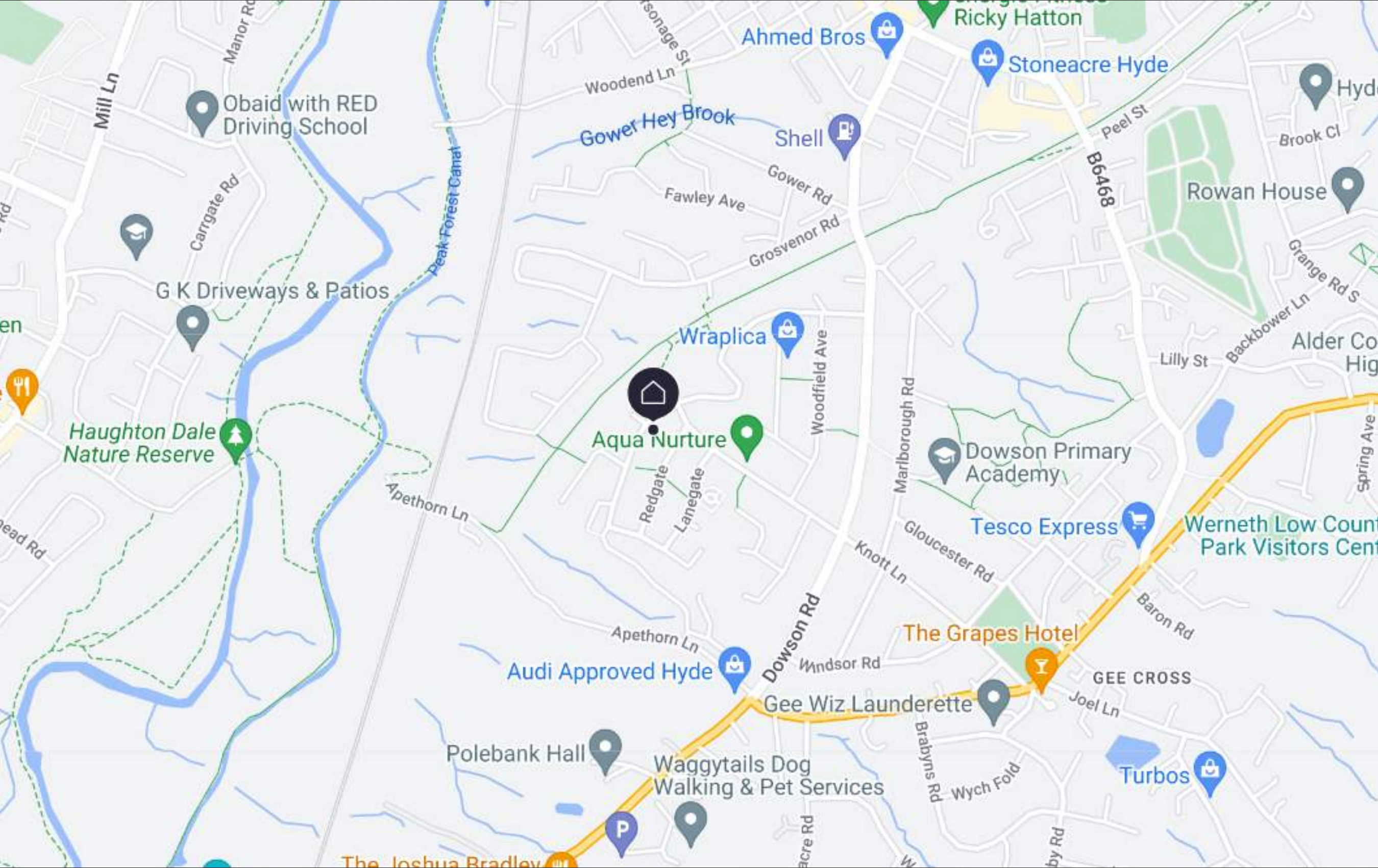
The City of Manchester is governed by the Manchester City Council. The Greater Manchester Combined Authority, with a directly elected mayor, has responsibilities for economic strategy and transport, amongst other areas, on a Greater Manchester-wide basis.



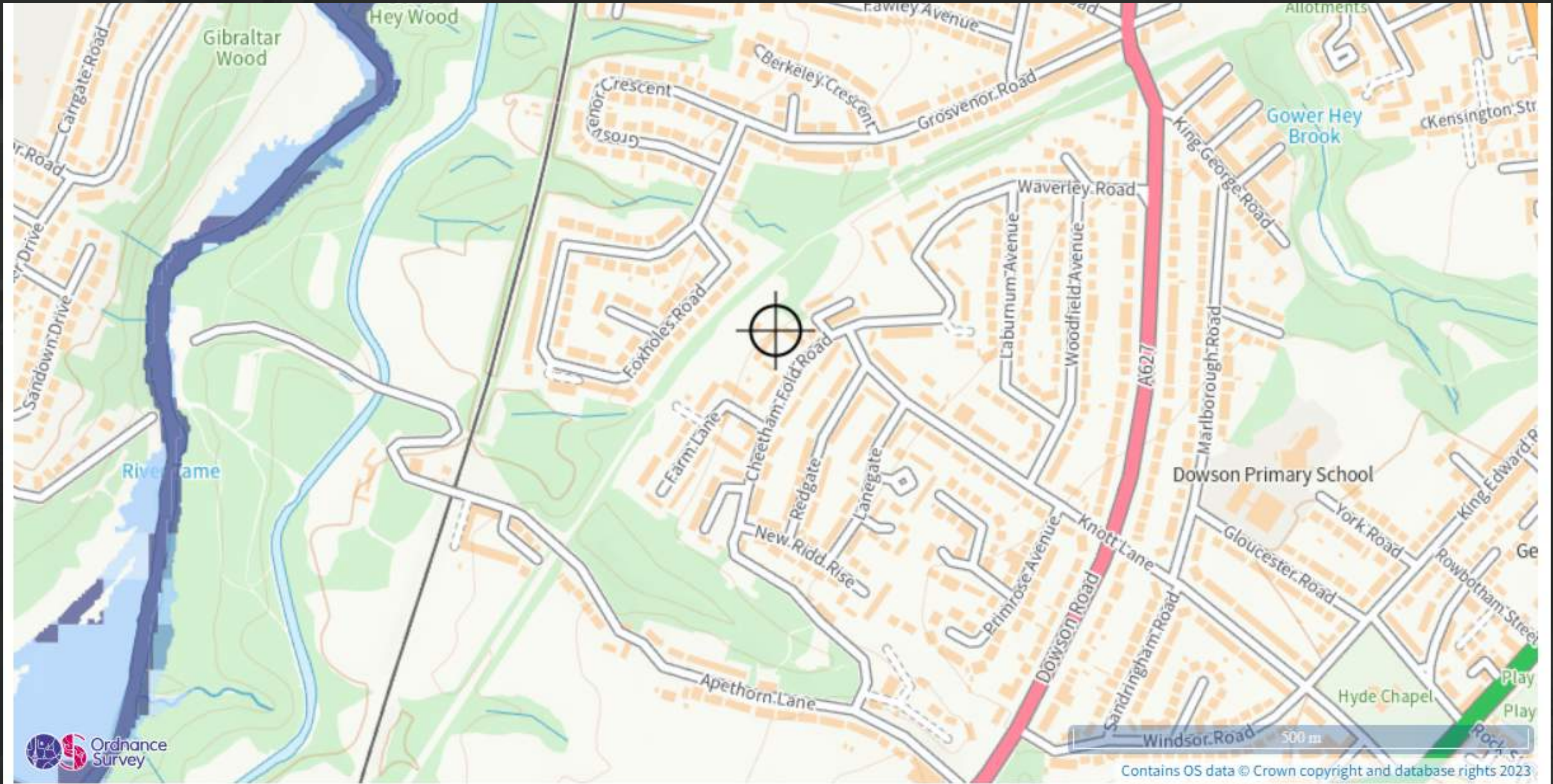
Location



Location



Flood



Bus / Train

NEARBY TRAIN STATIONS

Today

The closest train station is Hyde Central Rail Station and it's only 0.72 miles away from Cheetham Fold Road.

Hyde Central Rail Station

Walking Time

0.72 MILES

14.4 MINUTES

Woodley Rail Station

Walking Time

0.9 MILES

17.9 MINUTES

Newton for Hyde Rail Station

Walking Time

1.24 MILES

24.9 MINUTES

Godley Rail Station

Walking Time

1.36 MILES

27.1 MINUTES

Flowery Field Rail Station

Walking Time

1.46 MILES

29.2 MINUTES

NEARBY BUS STOPS

Today

The closest bus stop is Redgate and it's only 0.05 miles away from Cheetham Fold Road.

Redgate

Walking Time

0.05 MILES

1 MINUTES

The Apethorn

Walking Time

0.08 MILES

1.6 MINUTES

Waverley Road

Walking Time

0.13 MILES

2.7 MINUTES

Foxholes Road

Walking Time

0.17 MILES

3.3 MINUTES

Primrose Avenue

Walking Time

0.18 MILES

3.5 MINUTES

Housing

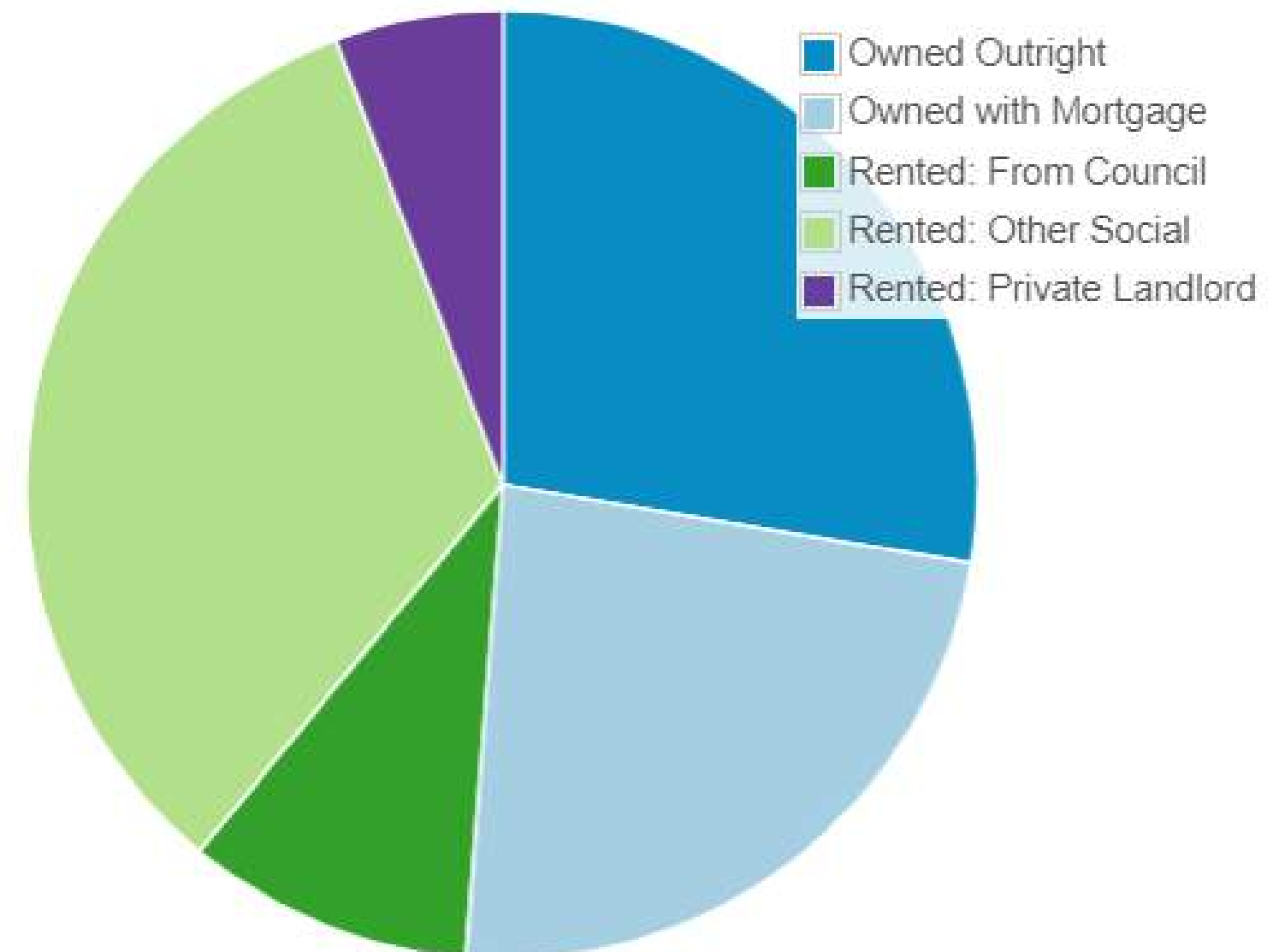
Housing Tenure

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The area containing Cheetham Fold Road, Hyde contains a higher-than-average level of social housing - 43% of household spaces. This contrasts with the national average of just over 17%.

Housing Tenure

Owned Outright	34
Owned with Mortgage	29
Shared Ownership	0
Rented: From Council	12
Rented: Other Social	41
Rented: Private Landlord <i>inc. letting agents</i>	7
Rent Free	0
Total	123



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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

[73 Cheetham Fold Road, Hyde, SK14 5DF](#)

 1 bath  2 beds  1 reception

LEASEHOLD

END TERRACE HOUSE

Last sold - May 2013

£70,000

Estimated price

£150,000 - £183,000

 Track

[20, Daisy Bank, Hyde, Greater Manchester SK14 5DP](#)

2 bed, terraced

£210,000

5 May 2023

Freehold

No other historical records



[6, Apethorn Lane, Hyde, Greater Manchester SK14 5DL](#)

2 bed, terraced

£229,000

1 Sep 2023

Freehold

£59,750

17 Dec 1999

Freehold

£34,000

30 Apr 1999

Freehold



Rental Prices



2 Bed Terraced House, Silver Birches, M34

☆ Favourite

Let Agreed

£995.00

per month

£229.62

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:

1751236

Meet the landlord

D

Rental Prices



2 Bed Flat, Two Trees House, M34

☆ Favourite

Let Agreed

£1,050.00

per month

£242.31

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:

1876587

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

About process

MAREK KMIOTEK

- Tel: +44 7534 878 739
- E-mail: marek.kmiotek@sellhousewithus.com



Dawid Dowbusz

