



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
3 BED SEMI-DETACHED
HOUSE
-LITTLE LEVER-BOLTON*

Details

Building type.....3 Bed Semi-Detached
Construction Type.....Standard
Tenure..... Free hold
Heating Type.....Gas Central
Reason of Sale.....No reason
Occupier..... Empty
Refurbishment..... Minor

Numbers

Purchase Price	£162 500
Refurbishment	£28 000
Done Up Value (DUV)	£240 000
Rent	£1150
ROE	20.32%
YIELD	8.49%
TOTAL INVESTMENT COST (BTL)	~£76 922

Sourcing Fee **£4**

Project Management Fee **000**

£4

Refurb

- **Flooring**
- **skimming**
- **Certificates**
- **Painting**
- **Kitchen**
- **Bathroom**
- **Fuse box**
- **Decorating**
- **EPC to level C**

**3 BED SEMI-DETACHED HOUSE
LITTLE LEVER-BOLTON**

PP £162.500

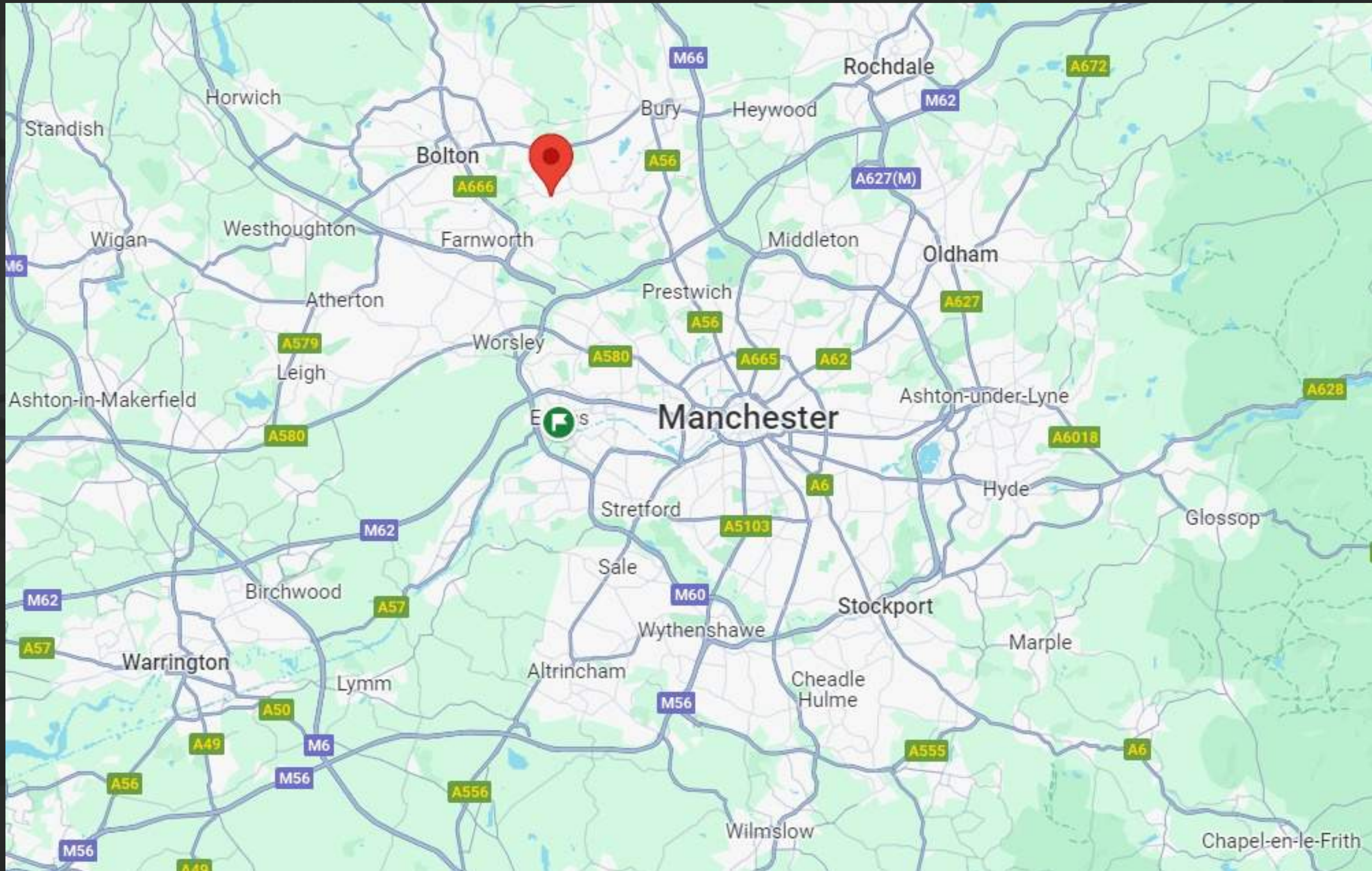
Manchester is a city in Greater Manchester, England. It had a population of 552,000 in the 2021 United Kingdom census. It is bordered by the Cheshire Plain to the south, the Pennines to the north and east, and the neighbouring city of Salford to the west.

Bolton is friendly town full of character in Greater Manchester, Ideally located close to the scenic West Pennine Moors on the edge of stunning countryside.

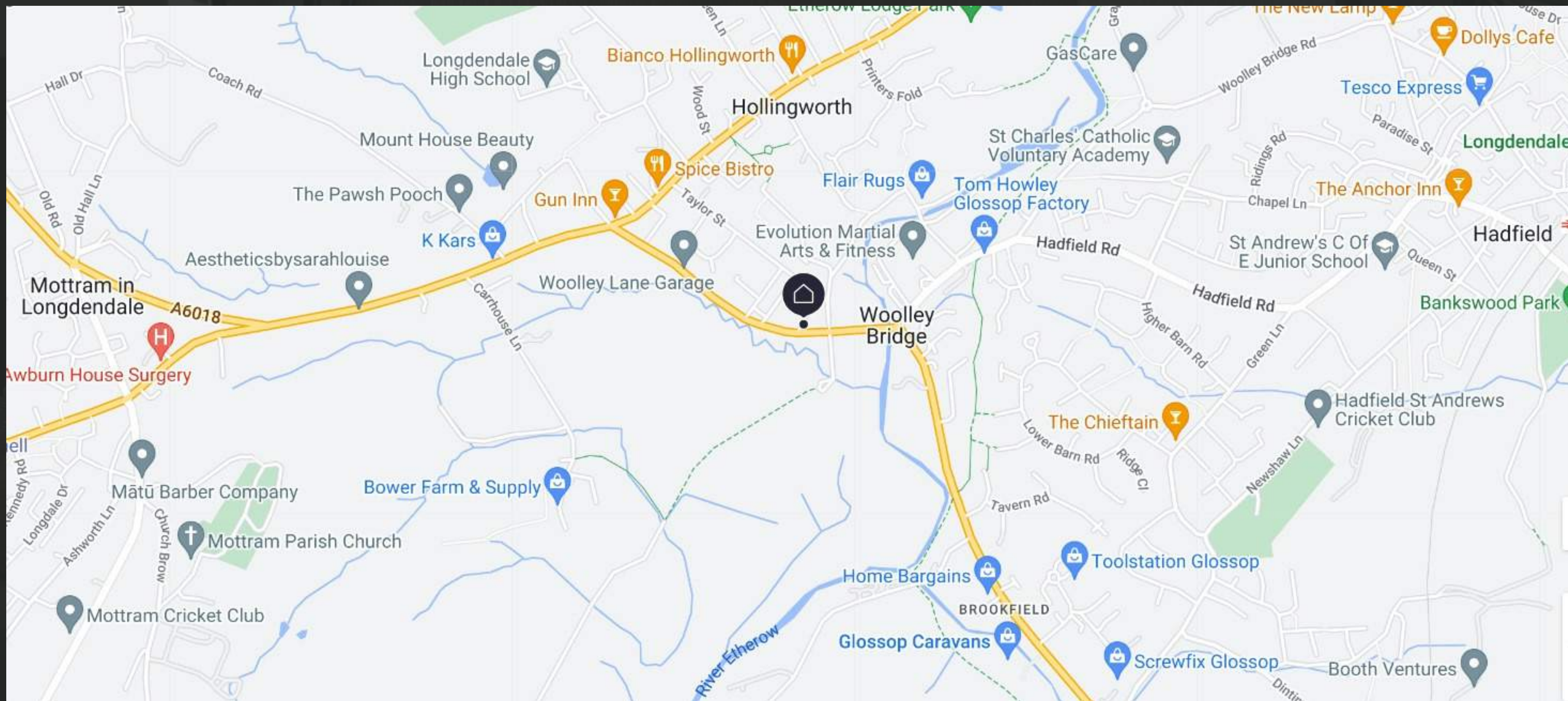
From fascinating heritage to great entertainment and live sporting events you're never far away from a world of choice in Bolton.



Location



Location



Flood



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Bus / Train

NEARBY TRAIN STATIONS

Today

The closest train station is Hadfield Rail Station and it's only 1.01 miles away from Woolley Lane.

Hadfield Rail Station

Walking Time

1.01 MILES

20.2 MINUTES

Dinting Rail Station

Walking Time

1.05 MILES

21 MINUTES

Broadbottom Rail Station

Walking Time

1.65 MILES

33.1 MINUTES

Glossop Rail Station

Walking Time

1.98 MILES

39.6 MINUTES

Hattersley Rail Station

Walking Time

2.24 MILES

44.9 MINUTES

NEARBY BUS STOPS

Today

The closest bus stop is Cross Street and it's only 0.03 miles away from Woolley Lane.

Cross Street

Walking Time

0.03 MILES

0.6 MINUTES

Woolley Close

Walking Time

0.06 MILES

1.3 MINUTES

Earnshaw Street

Walking Time

0.07 MILES

1.4 MINUTES

Woolley Bridge

Walking Time

0.13 MILES

2.7 MINUTES

Etherow Industrial Estate

Walking Time

0.21 MILES

4.2 MINUTES

Housing

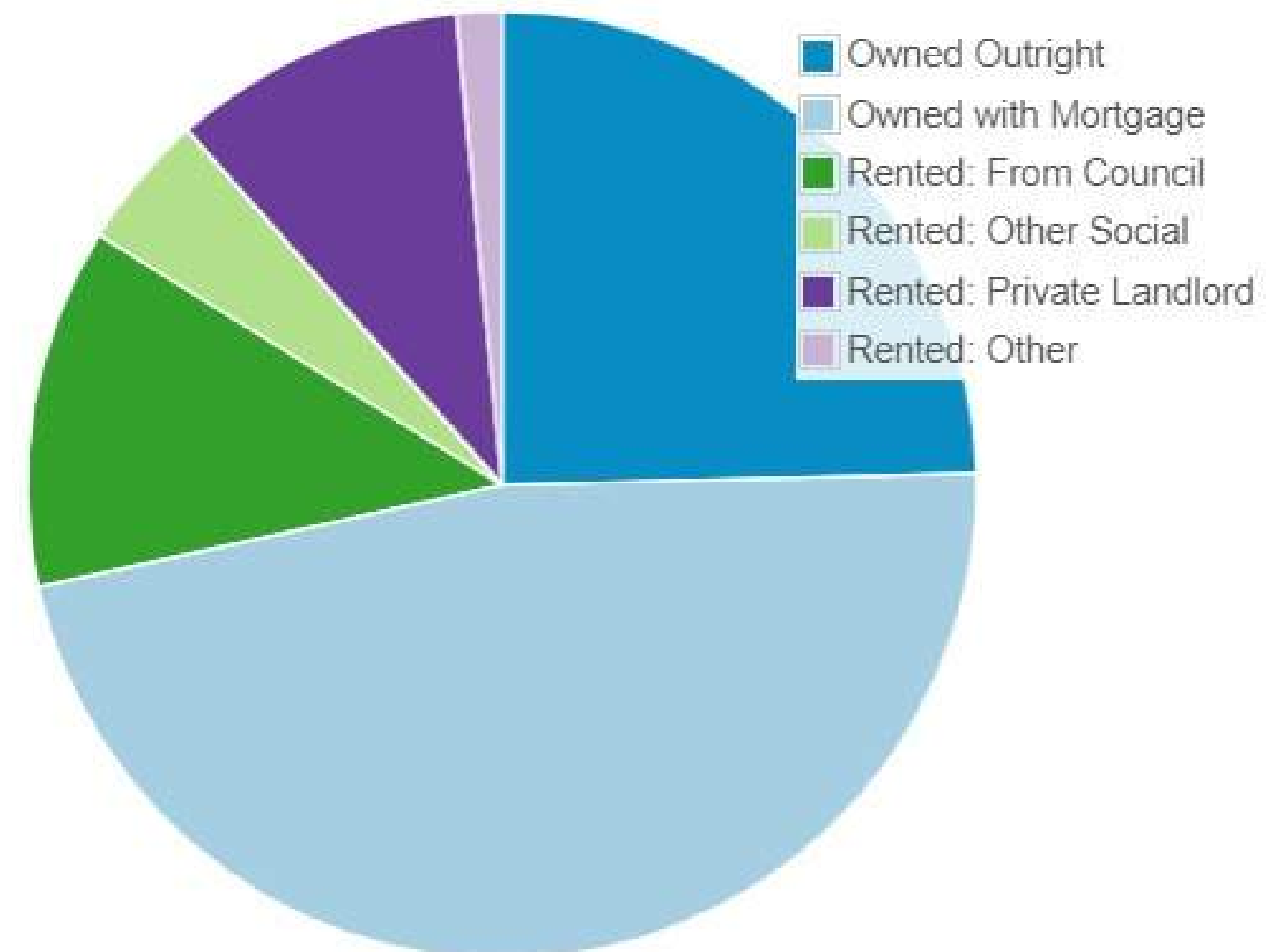
Housing Tenure

[↑ Back to Top](#) [Embed This](#)

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	32
Owned with Mortgage	61
Shared Ownership	0
Rented: From Council	16
Rented: Other Social	6
Rented: Private Landlord <i>inc. letting agents</i>	13
Rented: Other	2
Rent Free	0
Total	130

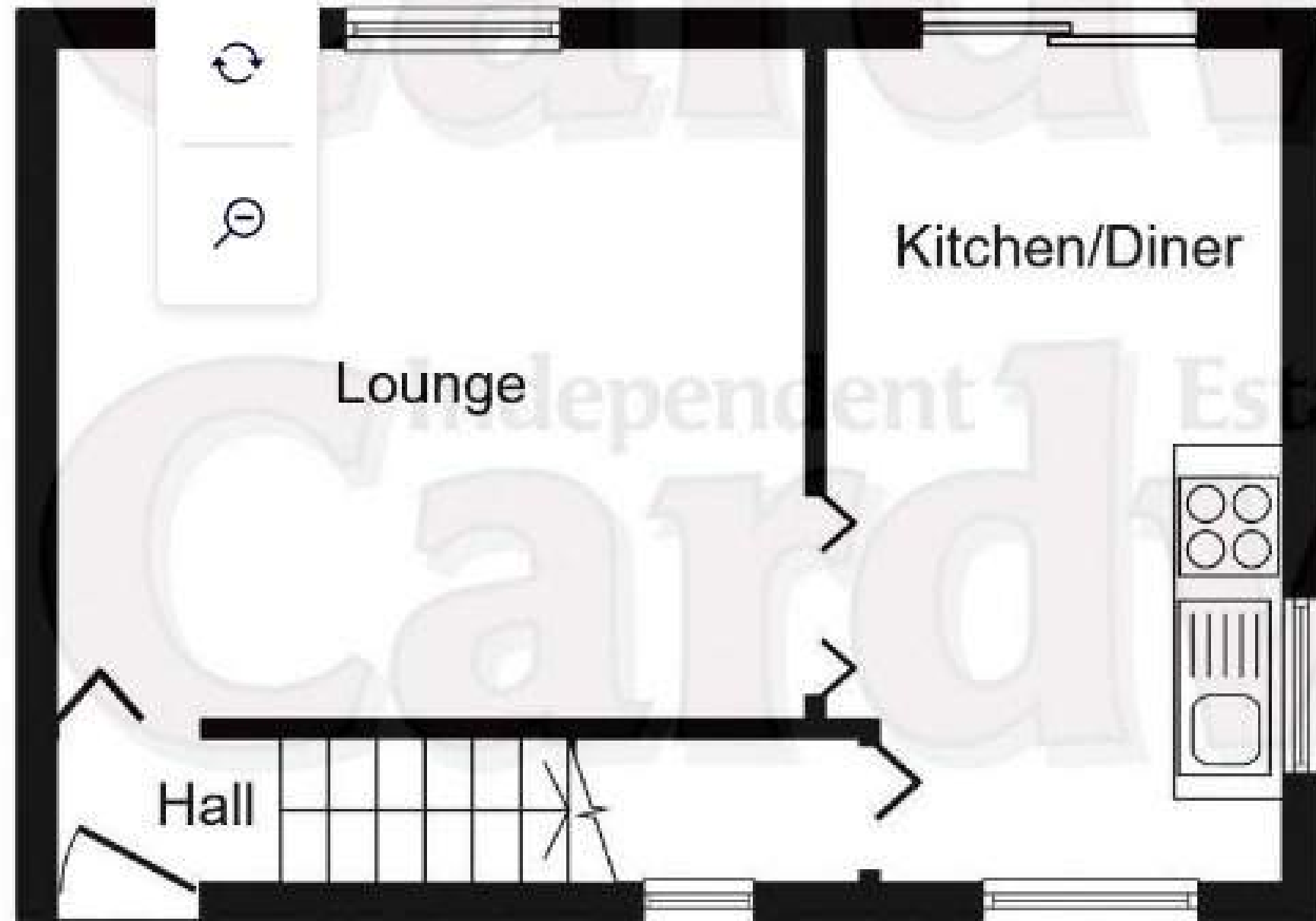


EPC

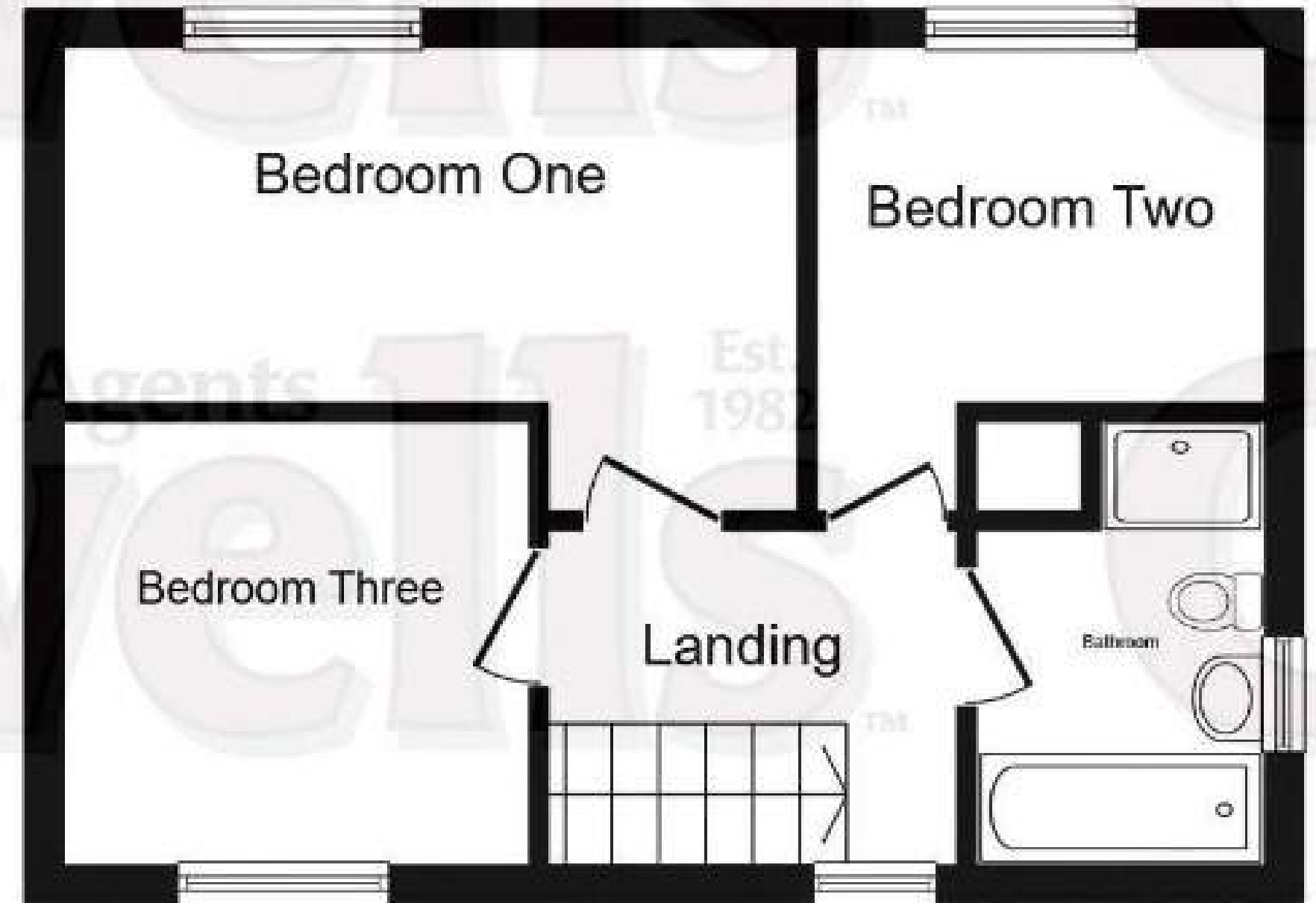
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

Floor plan



Ground Floor

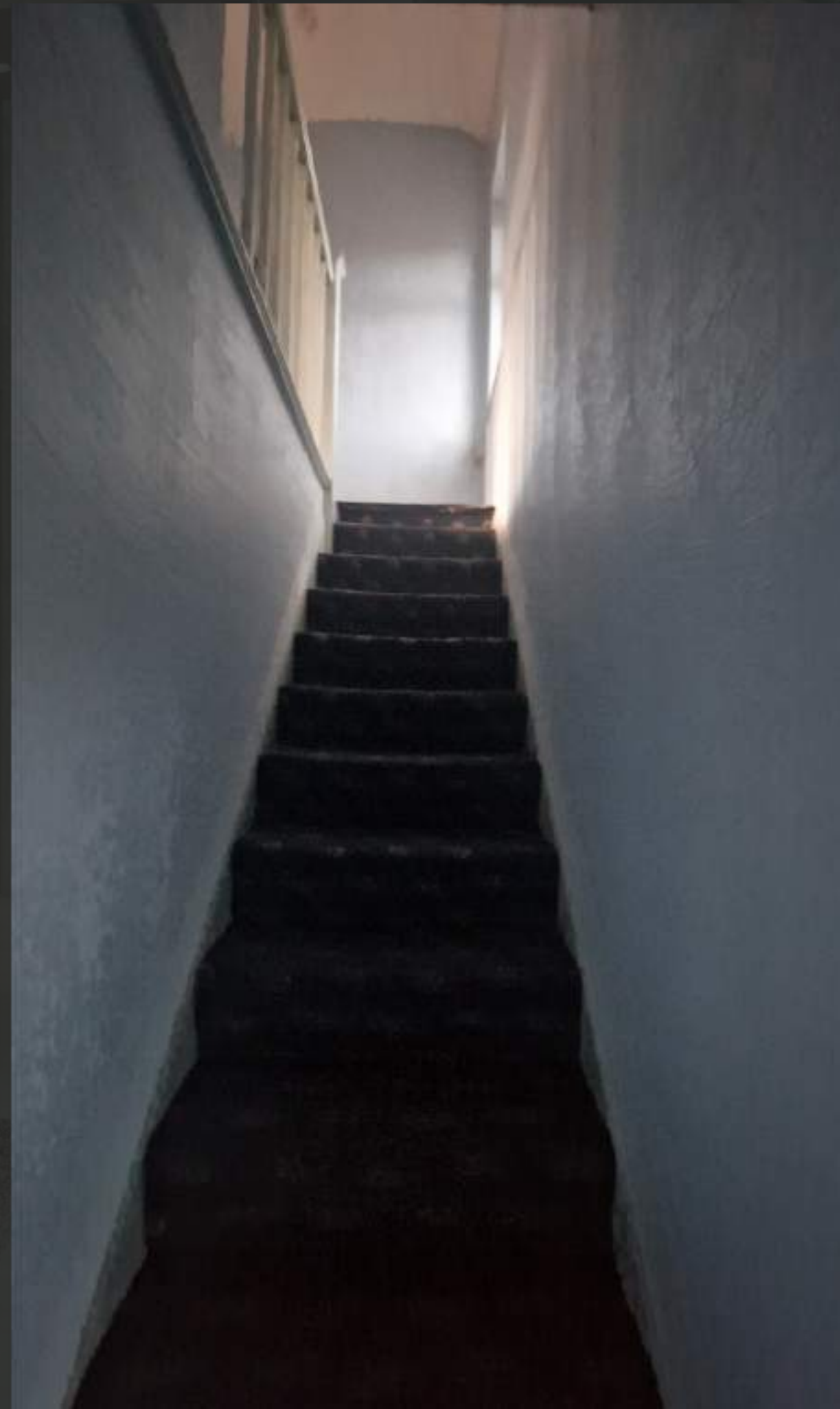


First Floor

Pictures















Sold House Prices

[21 Masefield Road, Little Lever, Bolton, BL3 1NQ](#)

Last sold

No sold data

Estimated price

£162,000 - £244,000

 Track

[164, Stopes Road, Little Lever, Bolton, Greater Manchester BL3 1NN](#)

3 bed, semi-detached

£265,000

21 Jul 2023

Leasehold

£122,000

13 Feb 2019

Leasehold

£90,000

1 Nov 2018

Leasehold



20 



[7, Rutland Close, Little Lever, Bolton, Greater Manchester BL3 1XD](#)

3 bed, semi-detached

£230,000

28 Oct 2022

Leasehold



15 



No other historical records

Rental Prices



3 Bed Semi-Detached House, Masefield Road,
BL3

☆ Favourite

Let Agreed

£1,195.00
per month

£275.77
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1868327

Meet the landlord



Rental Prices



3 Bed Flat, Stopes Road Radcliffe, M26

Overview

☆ Favourite

Let Agreed

£950.00
per month

£219.23
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1882441

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

