



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 TERRACED HOUSE
WORSLEY-MANCHESTER

Details

Building type..... 3 Bed Terraced

Construction Type..... Standard

Tenure..... Leasehold

Heating Type..... Gas Central

Reason of Sale..... Relocation

Occupier..... Empty

Refurbishment..... Minor

Numbers

Purchase Price	£135 500
Refurbishment	£18 000
Done Up Value (DUV)	£175 000
Rent	£1 200
ROE	22.55%
YIELD	10.63%
TOTAL INVESTMENT COST (BTL)	~£59 888
<hr/>	
Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **New bathroom**
- **Flooring**
- **Certificates**
- **Ceiling**
- **Plastering & Painting**
- **Decoration**

3 BED TERRACED HOUSE MANCHESTER

PP £135 500

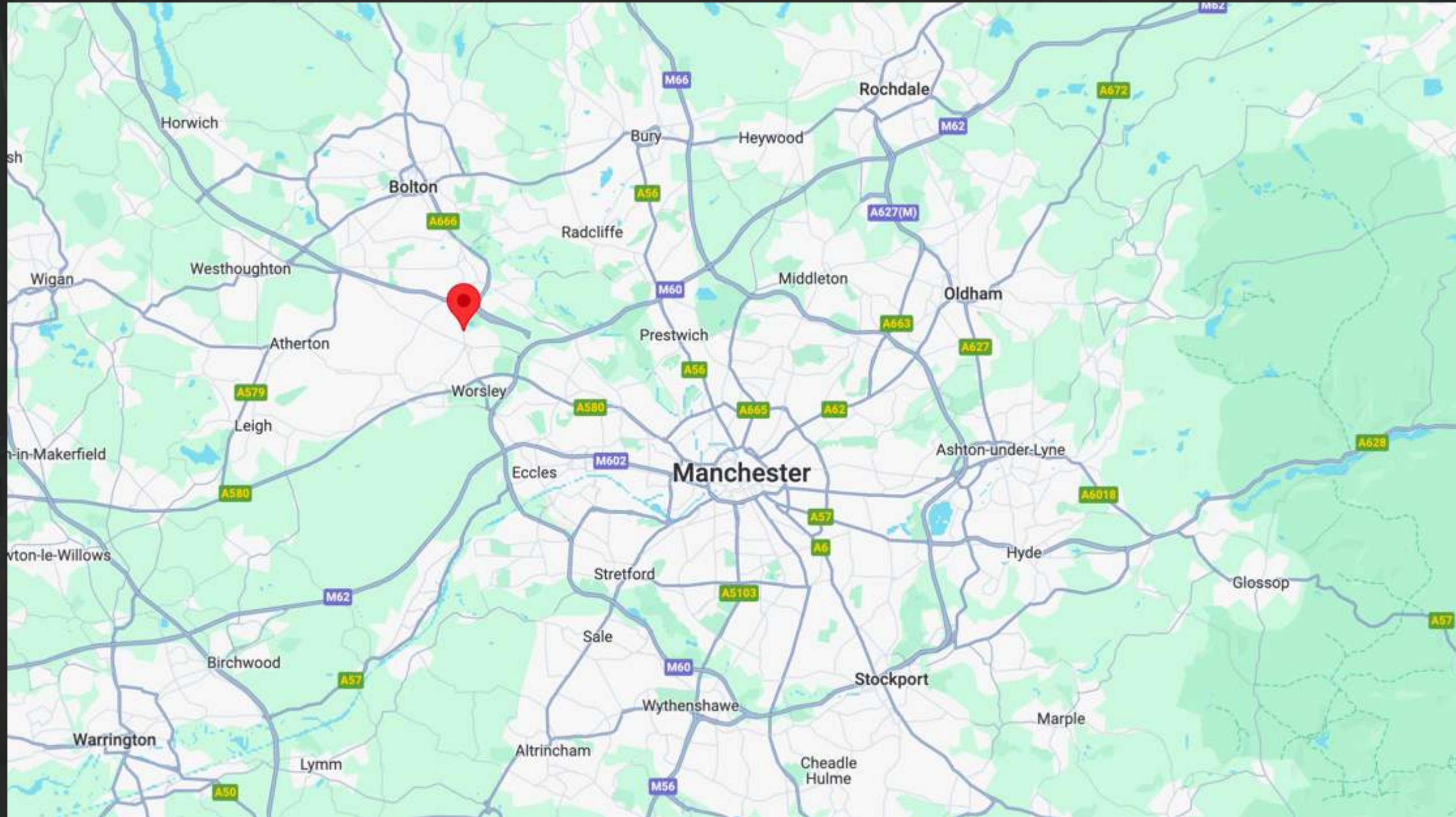
Manchester is a city in Greater Manchester, England. It had a population of 552,000 in the 2021 United Kingdom census. It is bordered by the Cheshire Plain to the south, the Pennines to the north and east, and the neighbouring city of Salford to the west.

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.

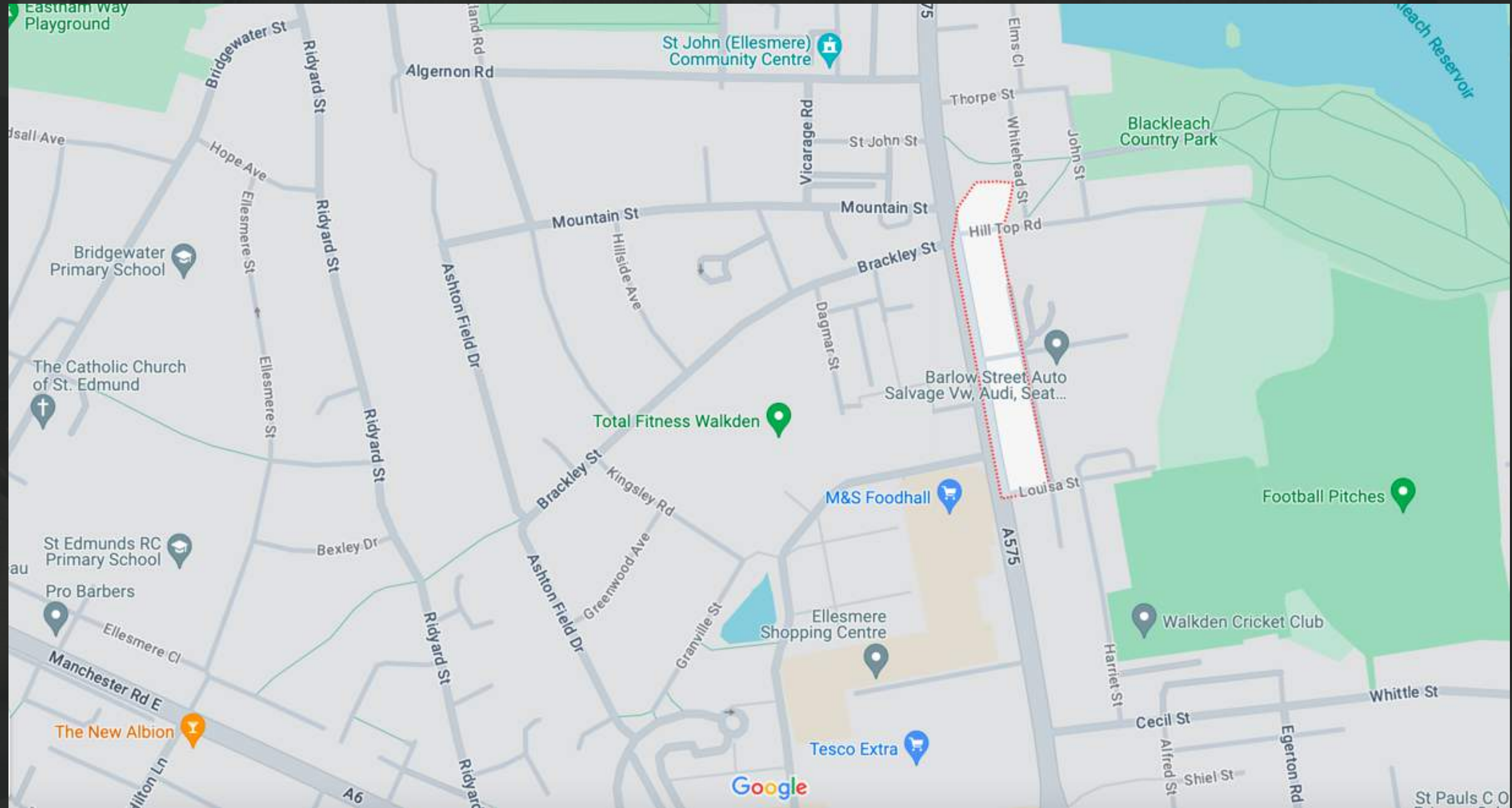
The City of Manchester is governed by the Manchester City Council. The Greater Manchester Combined Authority, with a directly elected mayor, has responsibilities for economic strategy and transport, amongst other areas, on a Greater Manchester-wide basis.



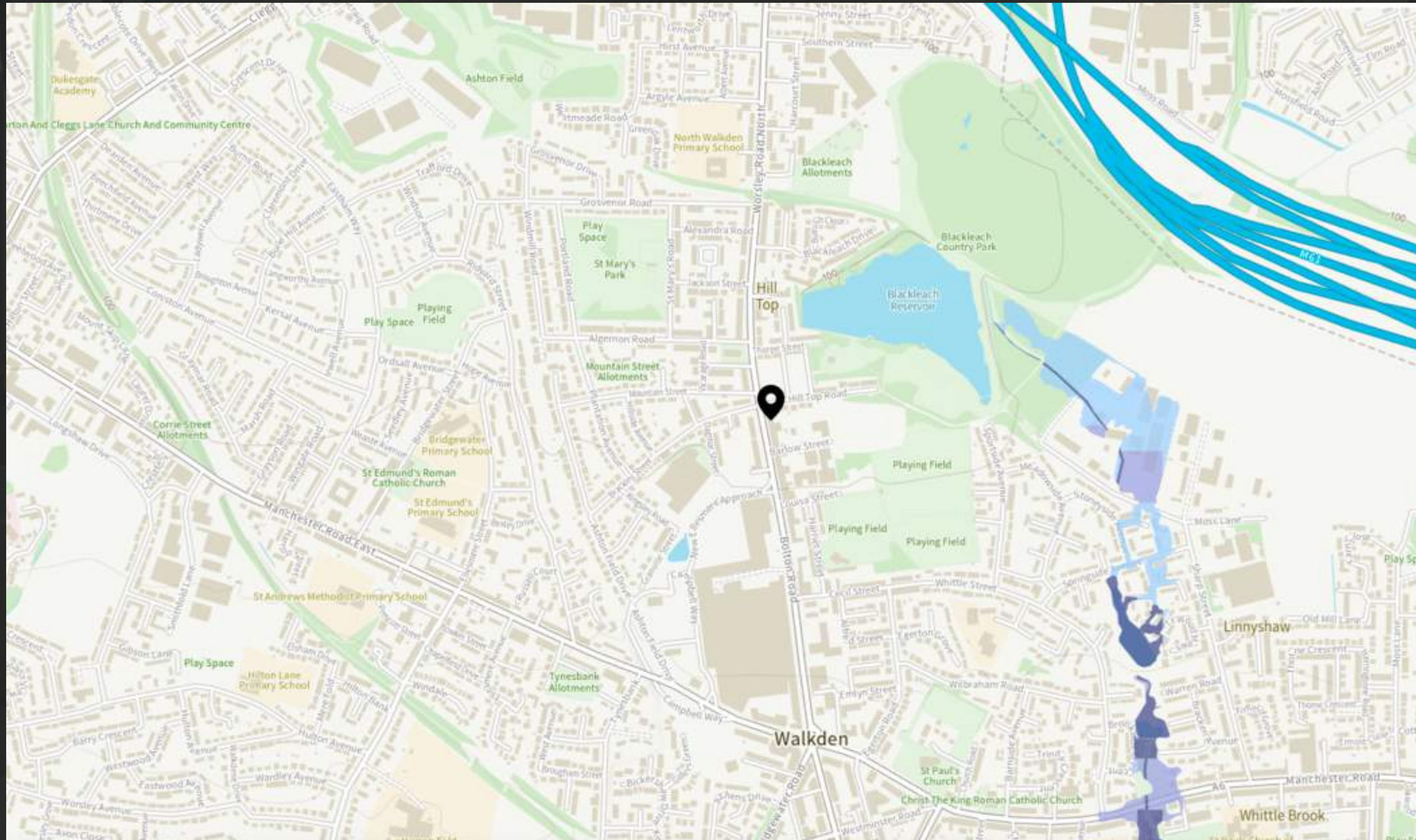
Location



Location



Flood



Bus / Train

Hill Top Road

0.06 MILES



Walking Time

1.3 MINUTES

Louisa Street

0.1 MILES



Walking Time

1.9 MINUTES

Queens Close

0.12 MILES



Walking Time

2.3 MINUTES

Egerton Road

0.22 MILES



Walking Time

4.3 MINUTES

Ellesmere Centre

0.22 MILES



Walking Time

4.4 MINUTES

Walkden Rail Station

0.65 MILES



Walking Time

13 MINUTES

Kearsley Rail Station

1.45 MILES



Walking Time

29.1 MINUTES

Farnworth Rail Station

1.53 MILES



Walking Time

30.7 MINUTES

Moses Gate Rail Station

1.87 MILES



Walking Time

37.5 MINUTES

Moorside Rail Station

2.16 MILES



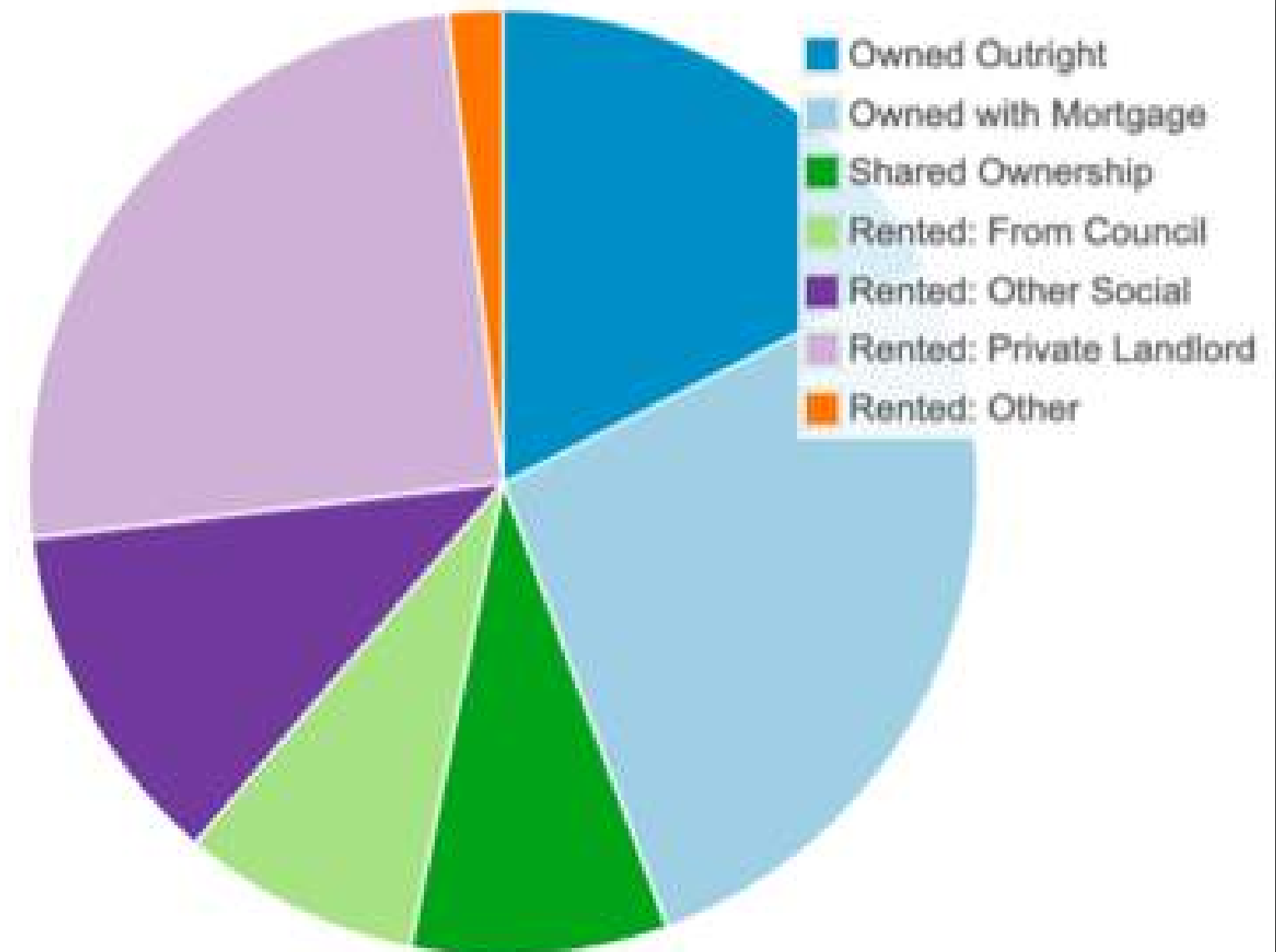
Walking Time

43.1 MINUTES

Housing

Housing Tenure

Owned Outright	28
Owned with Mortgage	43
Shared Ownership	14
Rented: From Council	13
Rented: Other Social	19
Rented: Private Landlord <i>inc. letting agents</i>	40
Rented: Other	3
Rent Free	0
Total	160



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Schools

NEAREST SCHOOLS



North Walkden Primary School

0.4 miles

State School | Ofsted: Good



St Paul's CofE Primary School

0.3 miles

State School | Ofsted: Good



Bridgewater Primary School

0.4 miles

State School | Ofsted: Outstanding



St Edmund's RC Primary School

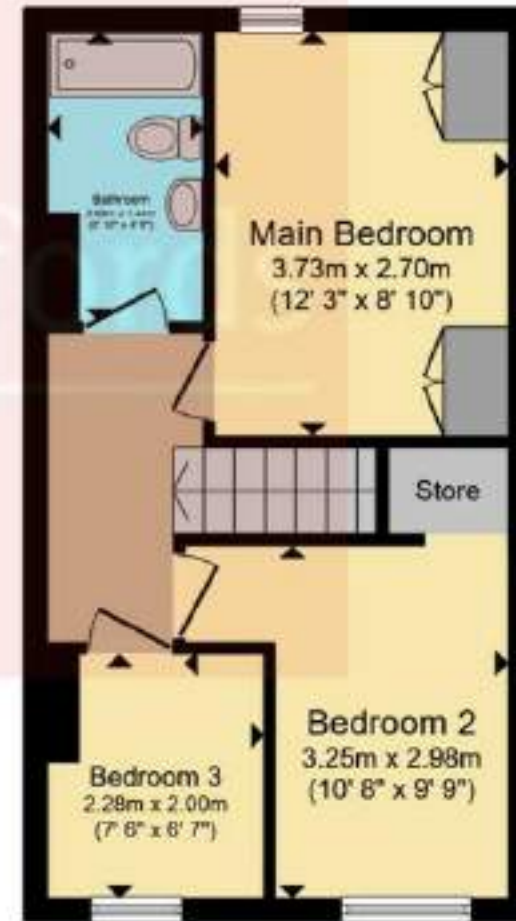
0.4 miles

State School | Ofsted: Good

Floor plan



Ground Floor

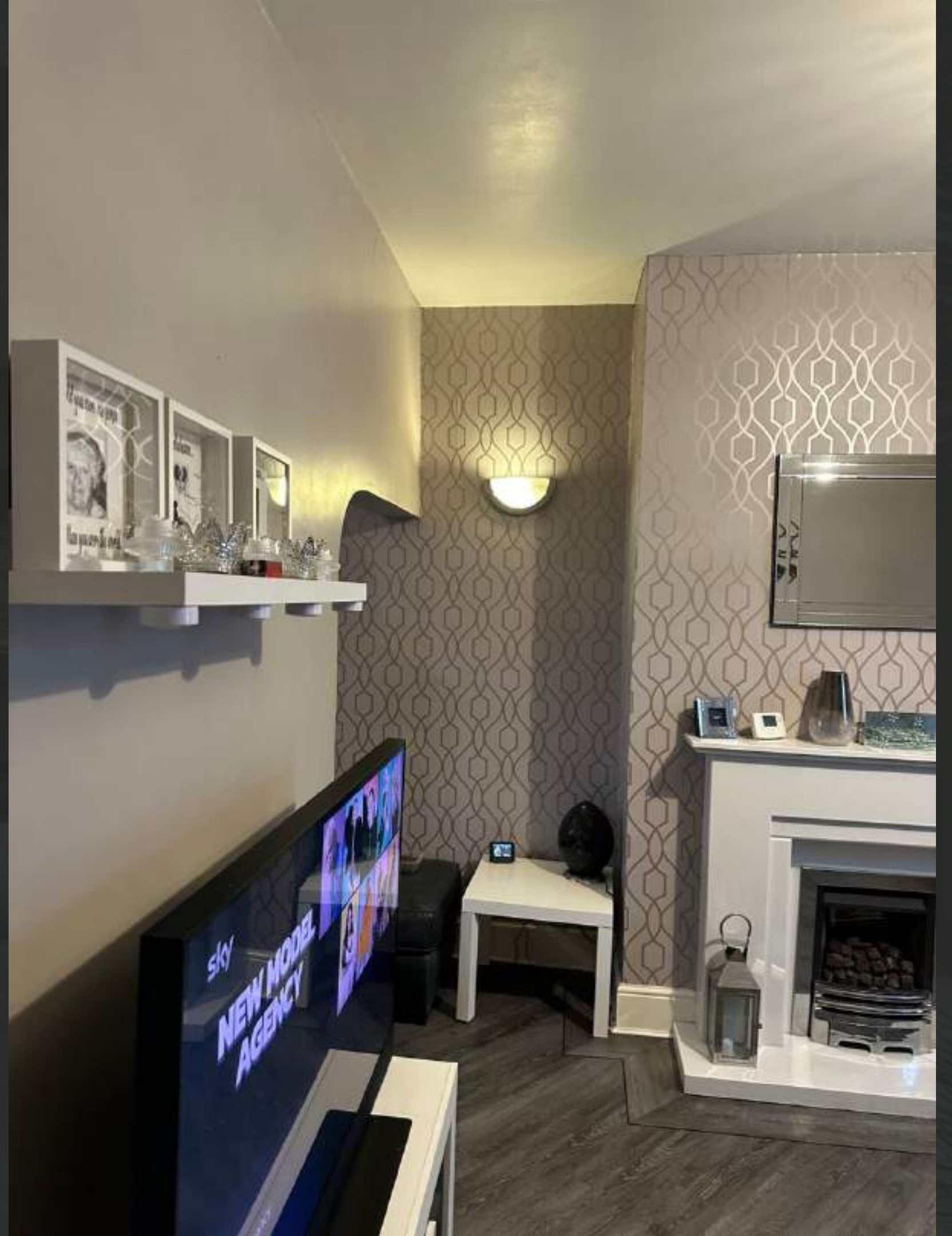


First Floor

Total floor area 75.1 sq.m. (808 sq.ft.) approx

Pictures















Sold House Prices

6, Sportside Close, Worsley, Manchester, Greater Manchester M28 3NG

3 bed, terraced

£175,000

20 Apr 2023

Freehold

£71,000

11 Nov 2015

Freehold

No other historical records



66, St Marys Road, Worsley, Manchester, Greater Manchester M28 3RF

2 bed, terraced

£167,000

27 Jun 2022

Leasehold

£140,000

21 Aug 2020

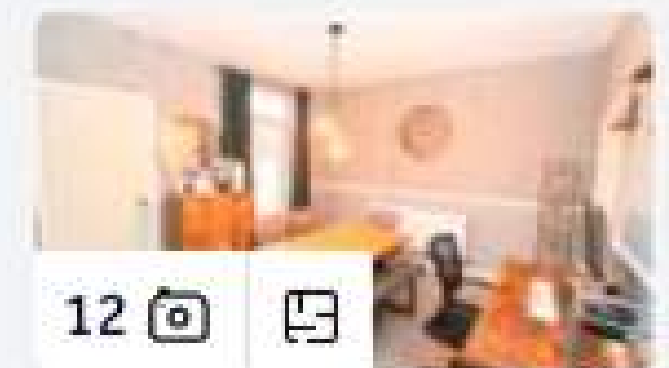
Leasehold

£95,000


25 Apr 2014

Leasehold



+ 3 extra records



Rental Prices



Cotton Fields, Worsley, Manchester ✕



Terraced  3  2


0.82 miles

Available Early March. Jordan Fishwick presents this well maintained UNFURNISHED three bed Mid Terrace House in Worsley. This

LET AGREED

Added on 30/01/2024 by Jordan Fishwick, Manchester



£1,300 pcm  
£300 pw



☆ Favourite

£1,100.00
per month

£253.85
per week

 No admin fees
 No hidden charges

Let Agreed

Property Reference:
1927624

Meet the landlord

3 Bed Terraced House, Eastham Way, M38

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

