



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 TERRACED HOUSE
BOLTON-MANCHESTER

Details

Building type..... 2 Bed Terraced

Construction Type..... Standard

Tenure..... Leasehold

Heating Type..... Gas Central

Reason of Sale..... No reason

Occupier..... Empty

Refurbishment..... Medium

Numbers

Purchase Price	£119 500
Refurbishment	£35 000
Done Up Value (DUV)	£185 000
Rent	£1 075
ROE	22.33%
YIELD	10.79%
TOTAL INVESTMENT COST (BTL)	~£71 558
<hr/>	
Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **Moving bathroom downstairs - to add 1 extra room and increase value**
- **Flooring**
- **Ceiling**
- **Certificates**
- **Plastering & Painting**
- **Adding units in the kitchen**
- **Painting**
- **Stripping down/waste removal**
- **Decoration**

2 BED TERRACED HOUSE BOLTON MANCHESTER

PP £119 500

Bolton, situated in Greater Manchester, England, is a vibrant urban center surrounded by towns like Bury, Wigan, and Blackburn. With a population of around 200,000, Bolton has transitioned from its textile industry roots to become a diverse economic hub, fostering growth in commerce, education, and culture.

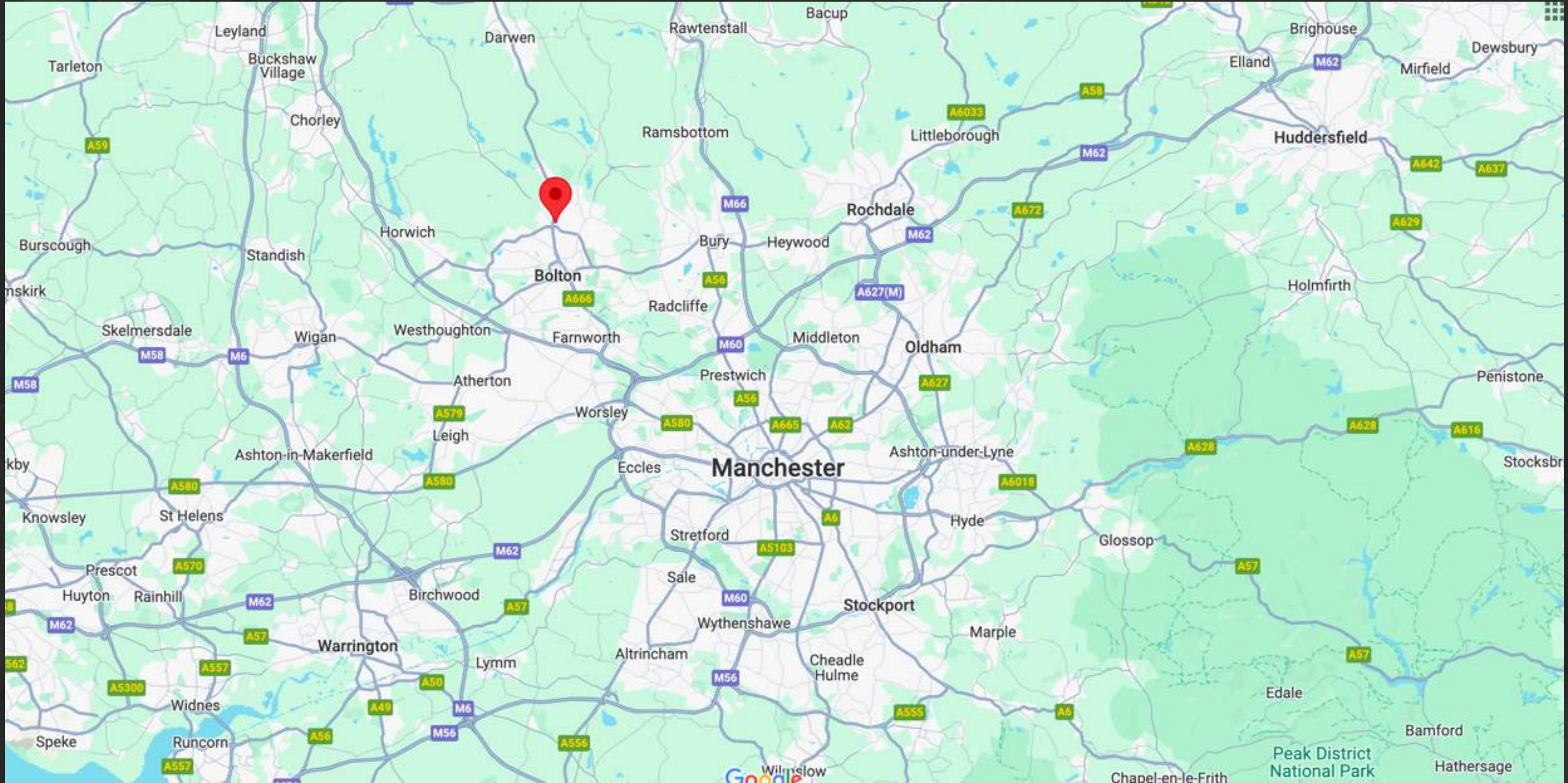
Transportation in Bolton is highly accessible, thanks to the M61 motorway and Bolton Interchange, which integrates bus and train services connecting the town to neighboring cities like Manchester and Preston. The railway station further enhances connectivity, facilitating travel across the UK.

Football is a significant part of Bolton's identity, with Bolton Wanderers Football Club, founded in 1874, competing in the English Football League.

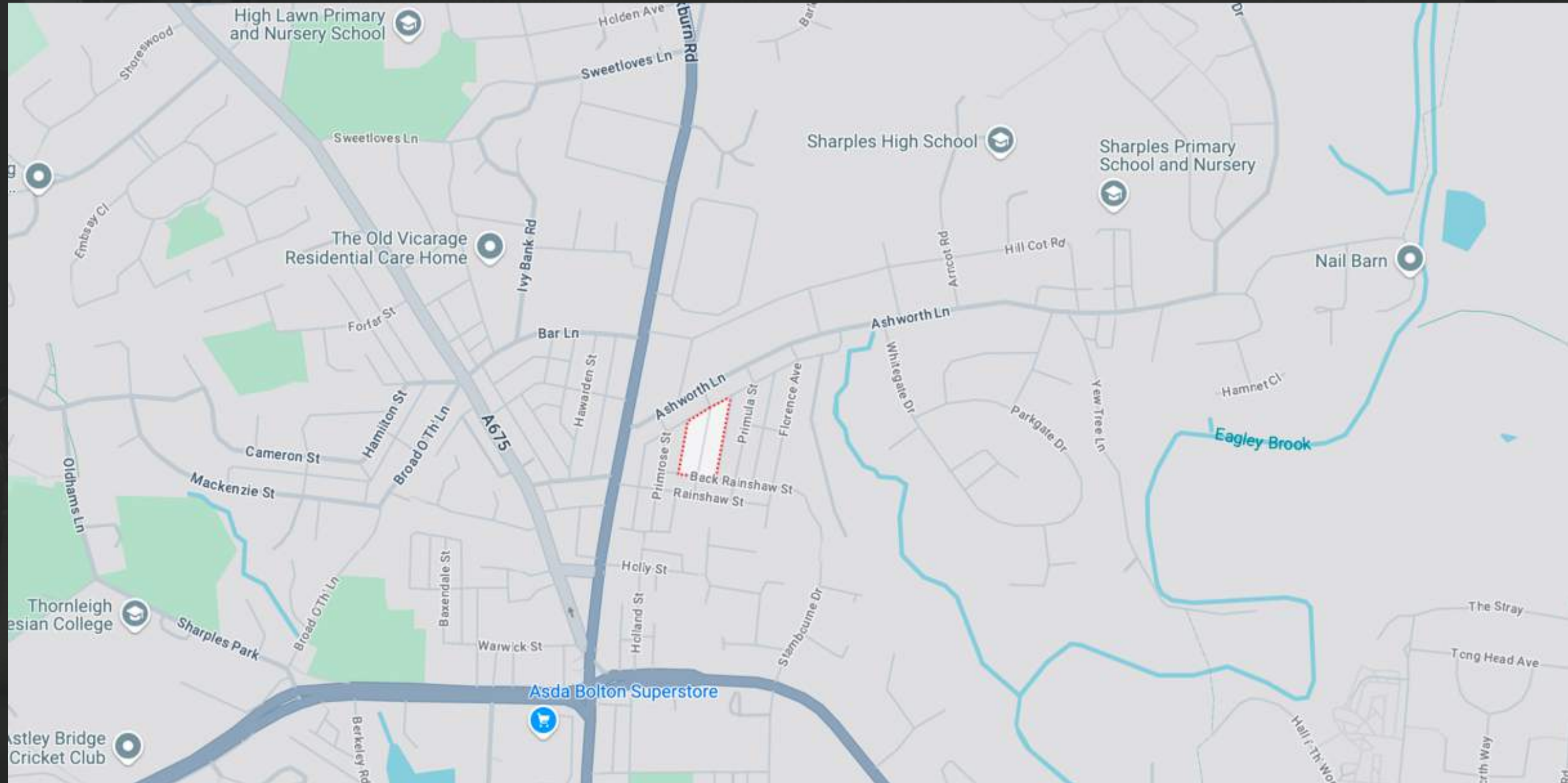
In addition to sports, Bolton offers a rich cultural tapestry. The Octagon Theatre presents theatrical performances, while the Bolton Museum showcases the town's heritage through engaging exhibitions. Expansive green spaces like Leverhulme Park and Moses Gate Country Park provide tranquil retreats amidst urban life.



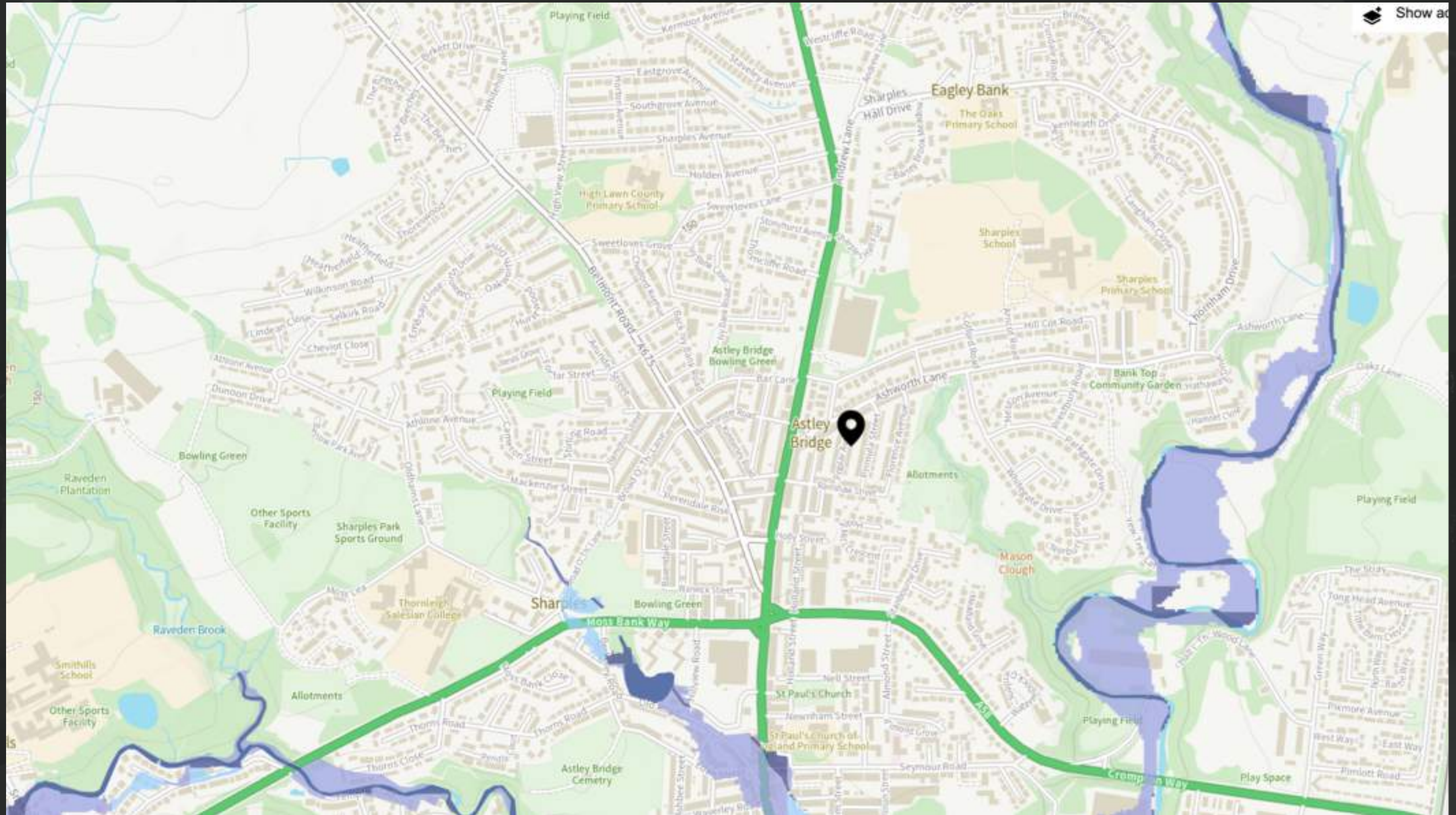
Location



Location



Flood



Bus / Train

Blackburn Road

0.05 MILES



Walking Time

1 MINUTES

Rainshaw Street

0.08 MILES



Walking Time

1.5 MINUTES

Ashworth Lane

0.08 MILES



Walking Time

1.6 MINUTES

Whitegate Drive

0.15 MILES



Walking Time

3 MINUTES

Thorndyke Avenue

0.16 MILES



Walking Time

3.1 MINUTES

Hall i' th' Wood Rail Station

0.84 MILES



Walking Time

16.8 MINUTES

Bromley Cross Rail Station

1.08 MILES



Walking Time

21.6 MINUTES

Bolton Rail Station

2.04 MILES



Walking Time

40.8 MINUTES

Lostock Rail Station

3.44 MILES



Walking Time

68.9 MINUTES

Moses Gate Rail Station

3.51 MILES



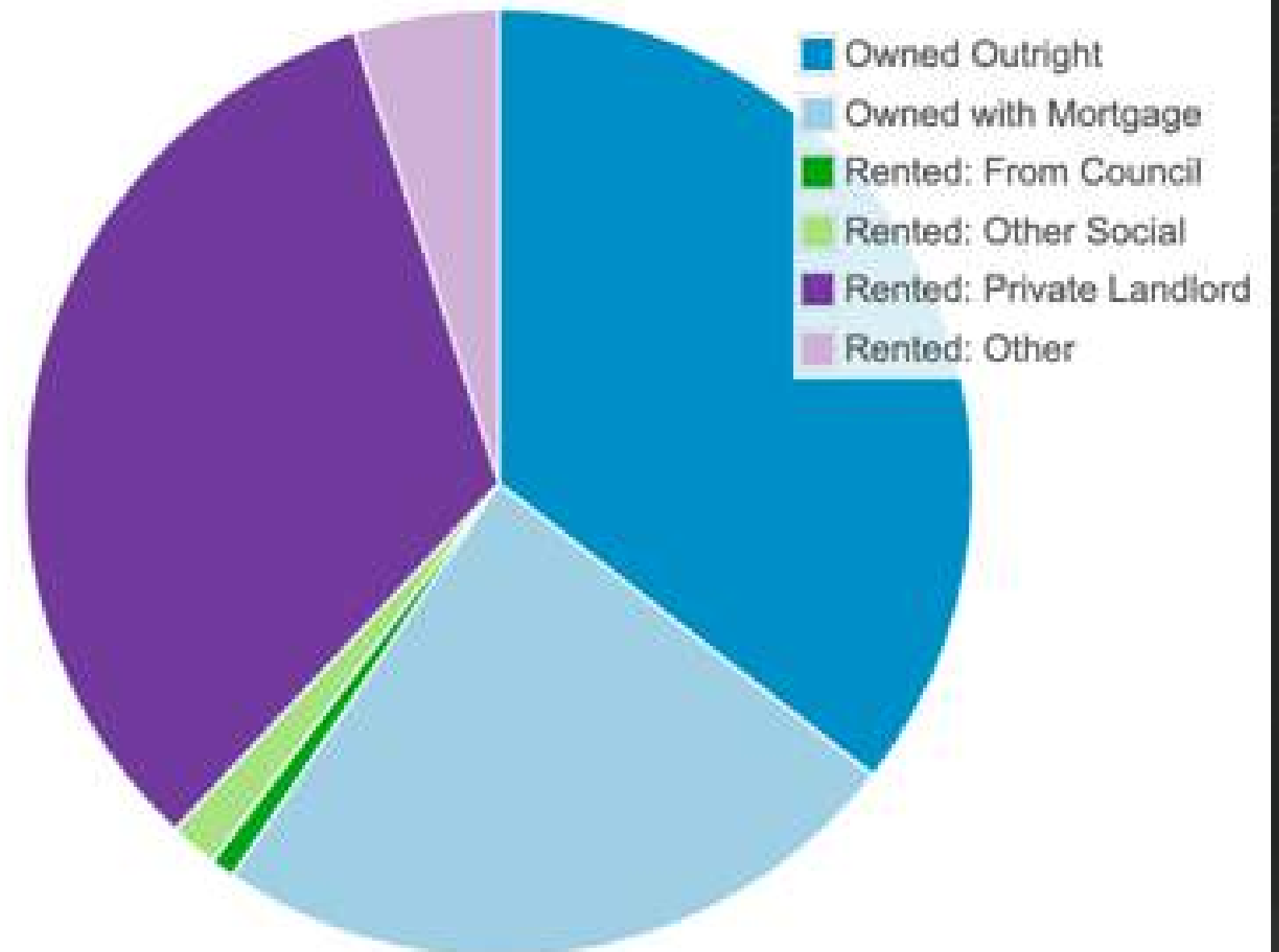
Walking Time

70.3 MINUTES

Housing

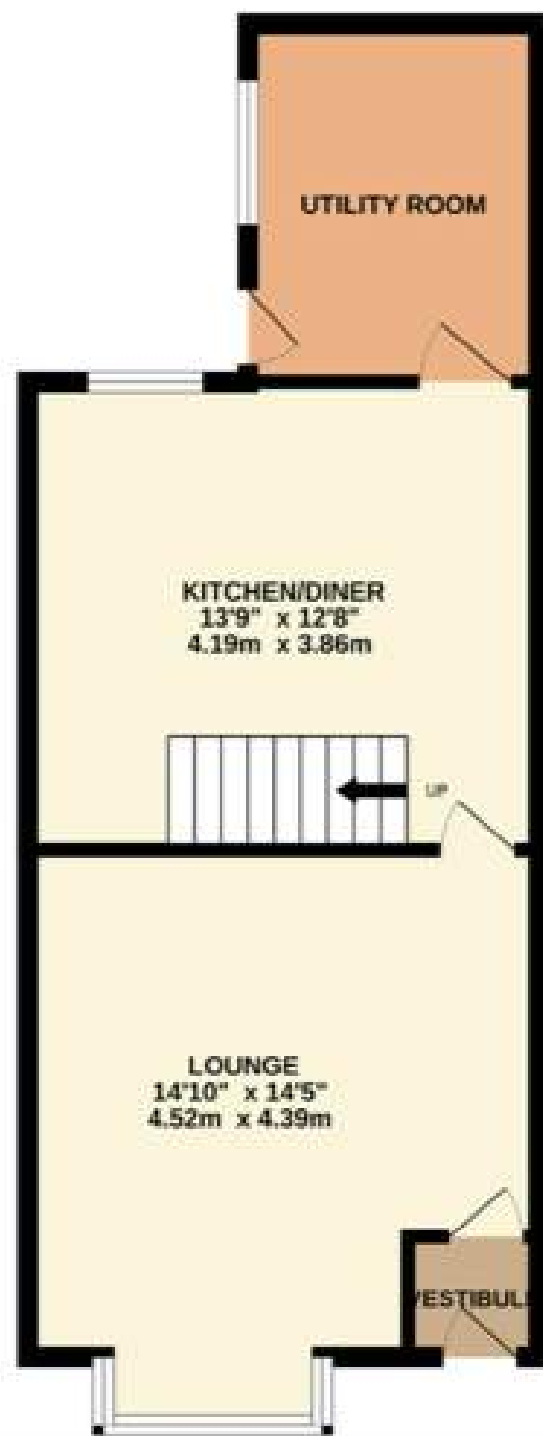
Housing Tenure

Owned Outright	43
Owned with Mortgage	29
Shared Ownership	0
Rented: From Council	1
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	40
Rented: Other	6
Rent Free	0
Total	121

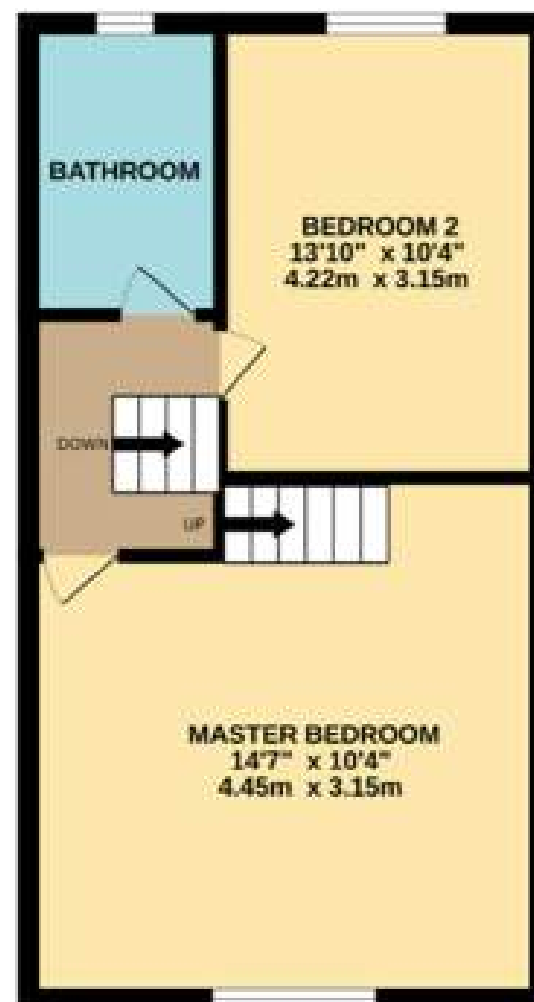


FLOOR PLAN

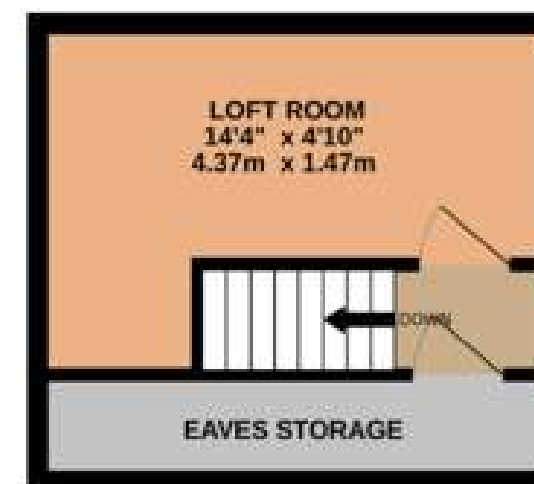
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.







2ND FLOOR
177 sq.ft. (16.4 sq.m.) approx.



Schools

NEAREST SCHOOLS

-  **St Paul's CofE Primary School, Astley Bridge** 0.3 miles
State School | Ofsted: Outstanding
-  **Holy Infant and St Anthony RC Primary School** 0.3 miles
State School | Ofsted: Good
-  **Sharples School** 0.4 miles
State School | Ofsted: Good
-  **High Lawn Primary School** 0.4 miles
State School | Ofsted: Good

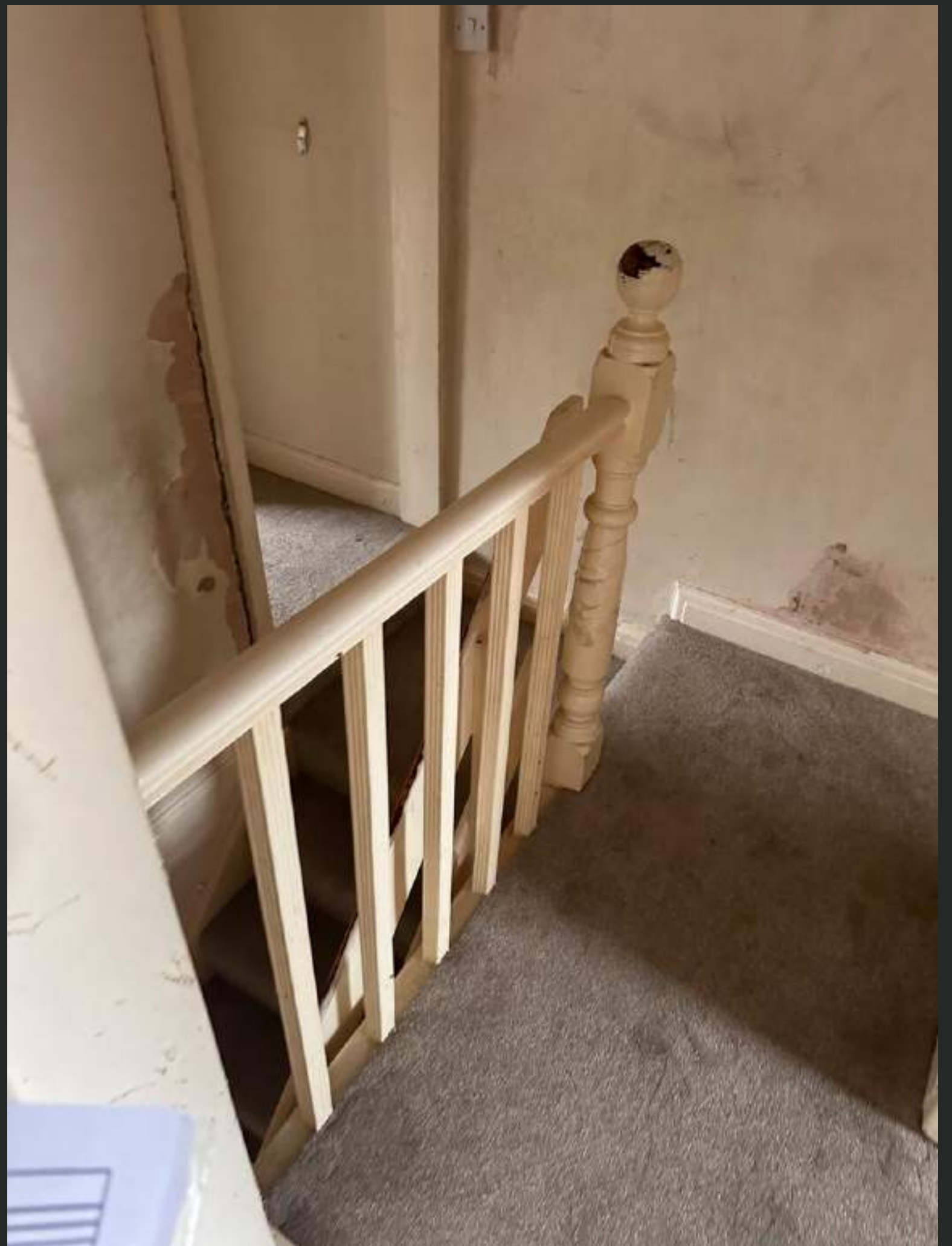
Pictures















Sold House Prices

50, Primula Street, Bolton, Greater Manchester BL1 8RE

3 bed, terraced

£226,000

3 Mar 2023

Leasehold

£58,995

6 Jul 2001

Leasehold

No other historical records



54, Hawarden Street, Bolton, Greater Manchester BL1 7JB

3 bed, terraced

£170,000

30 Sep 2022

Leasehold

£106,000



24 Aug 2018

Leasehold

No other historical records



Rental Prices



1/21

Poplar Avenue, Sharples, Bolton ✕

End of Terrace 🛏 3 🚿 1

Manhattan Estates are delighted to offer this three bedroom End-Terraced property to let with great potential to be a perfect family home! Located in the Sharples area of Bolton, it's close to all local

£1,000 pcm ↔ 📊
£231 pw

Price Change History


10/03/2024	Initial asking price: £1,000 pcm
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manhattan estates 01204 958040
Local call rate

✉ Contact

♡ Save

Added on 08/03/2024 by Manhattan Estates, Bolton



☆ Favourite

£1,200.00
per month
£276.92
per week


Let Agreed

✔ No admin fees
✔ No hidden charges

Let Agreed

Property Reference:
1651177

Meet the landlord



3 Bed Semi-Detached House, Blackburn Road, BL1

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

