



**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  
3 BED TERRACED HOUSE  
LITTLEBOROUGH-  
MANCHESTER

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# ***Details***

**Building type..... 3 Bed Terraced**

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

**Tenure..... Leasehold**

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

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

**Occupier..... Empty**

**Refurbishment..... Minor**

# *Numbers*

<b>Purchase Price</b>	<b>£154 000</b>
<b>Refurbishment</b>	<b>£15 000</b>
<b>Done Up Value (DUV)</b>	<b>£190 000</b>
<b>Rent</b>	<b>£1 100</b>
<b>ROE</b>	<b>15.43%</b>
<b>YIELD</b>	<b>8.57%</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~£61 298</b>
<hr/>	
<b>Sourcing Fee</b>	<b>£4 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>

# ***Refurb***

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- **Flooring**
- **Certificates**
- **Roof isolation**
- **EPC to level C**
- **Painting**
- **Decoration**

# **3 BED 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.**

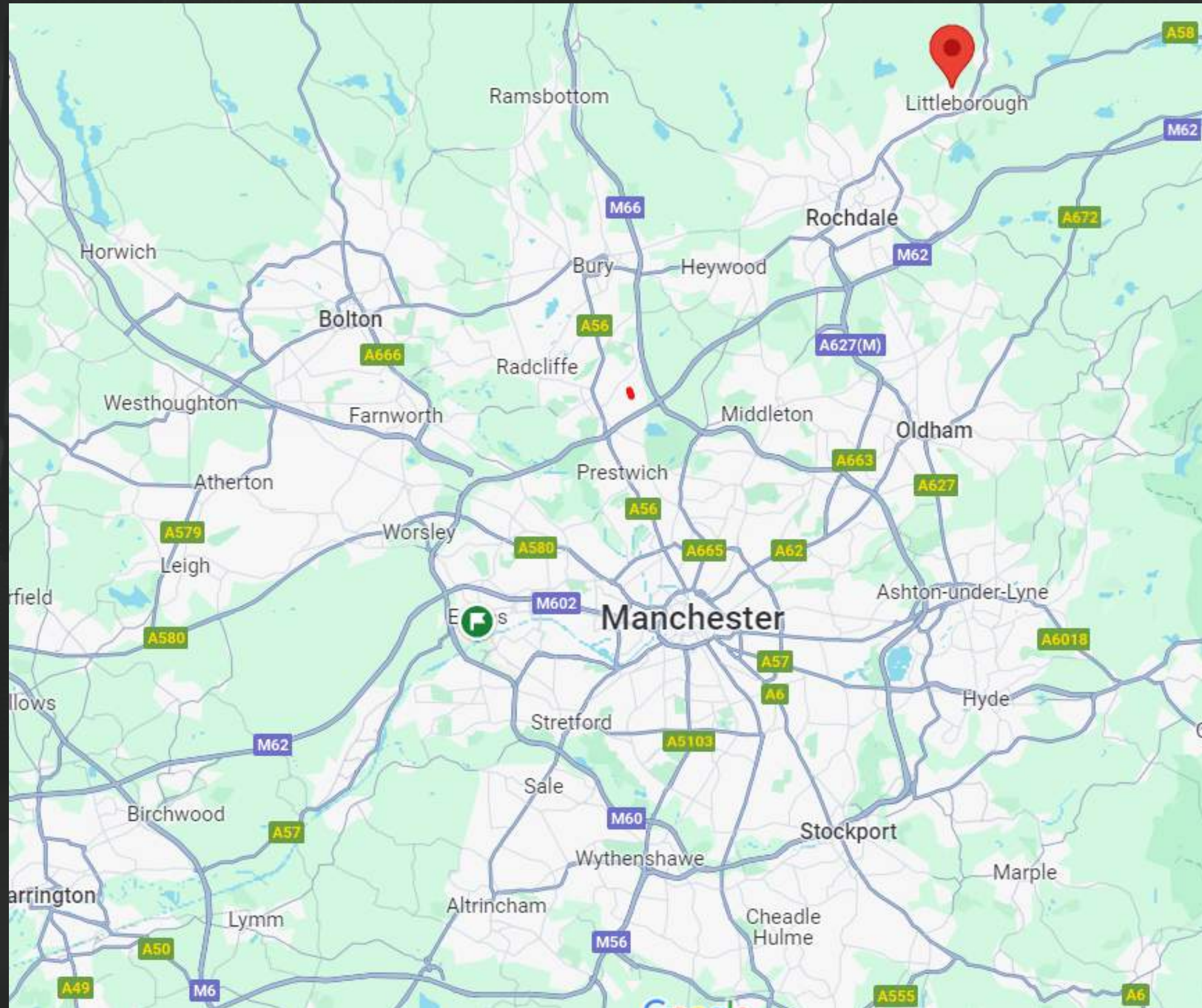
**The two cities and the surrounding towns form one of the United Kingdom's most populous conurbations, the Greater Manchester Built-up Area, which has a population of 2.87 million. The city borders the boroughs of Trafford, Stockport, Tameside, Oldham, Rochdale, Bury and Salford.**

**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.**

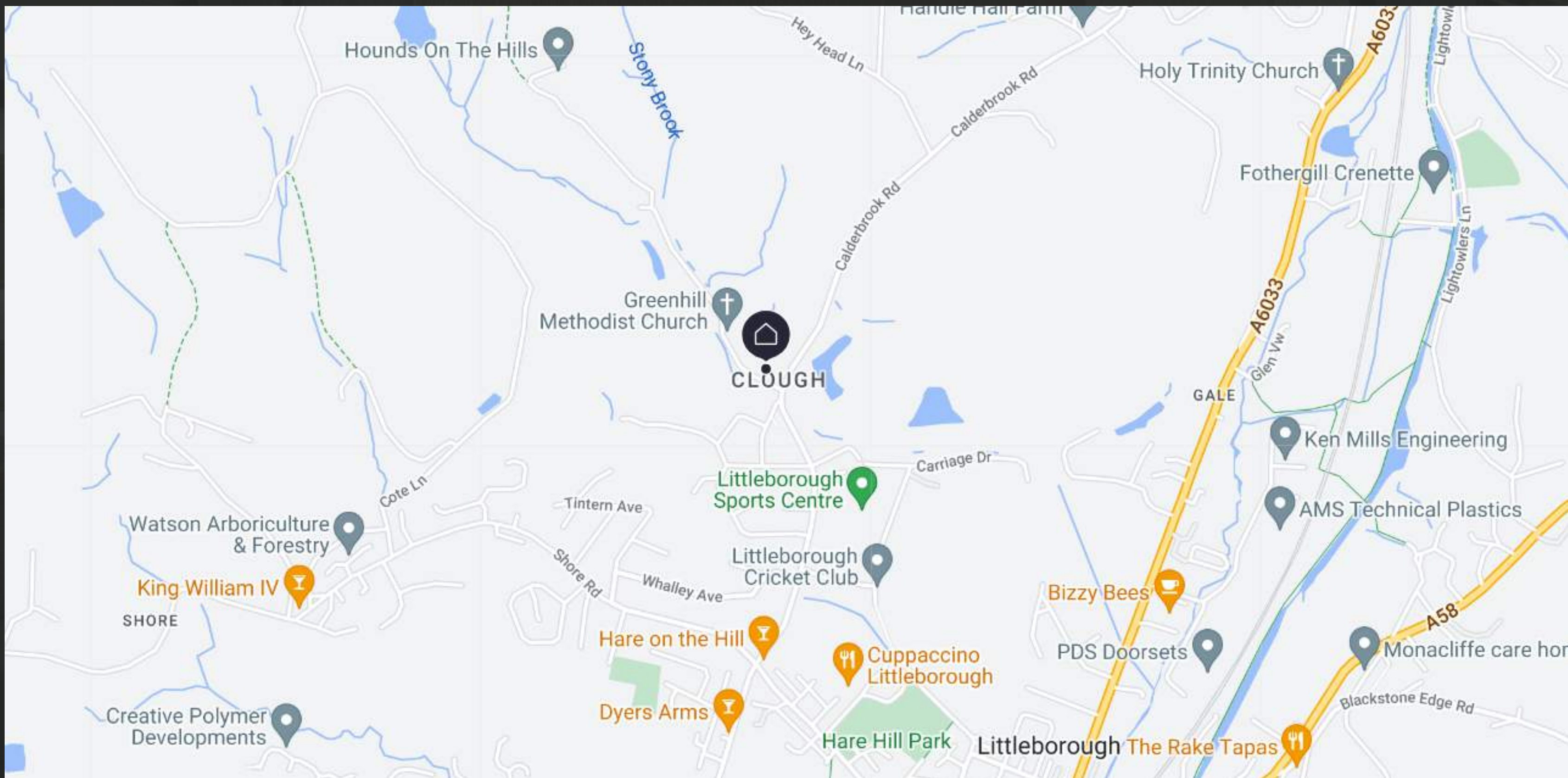




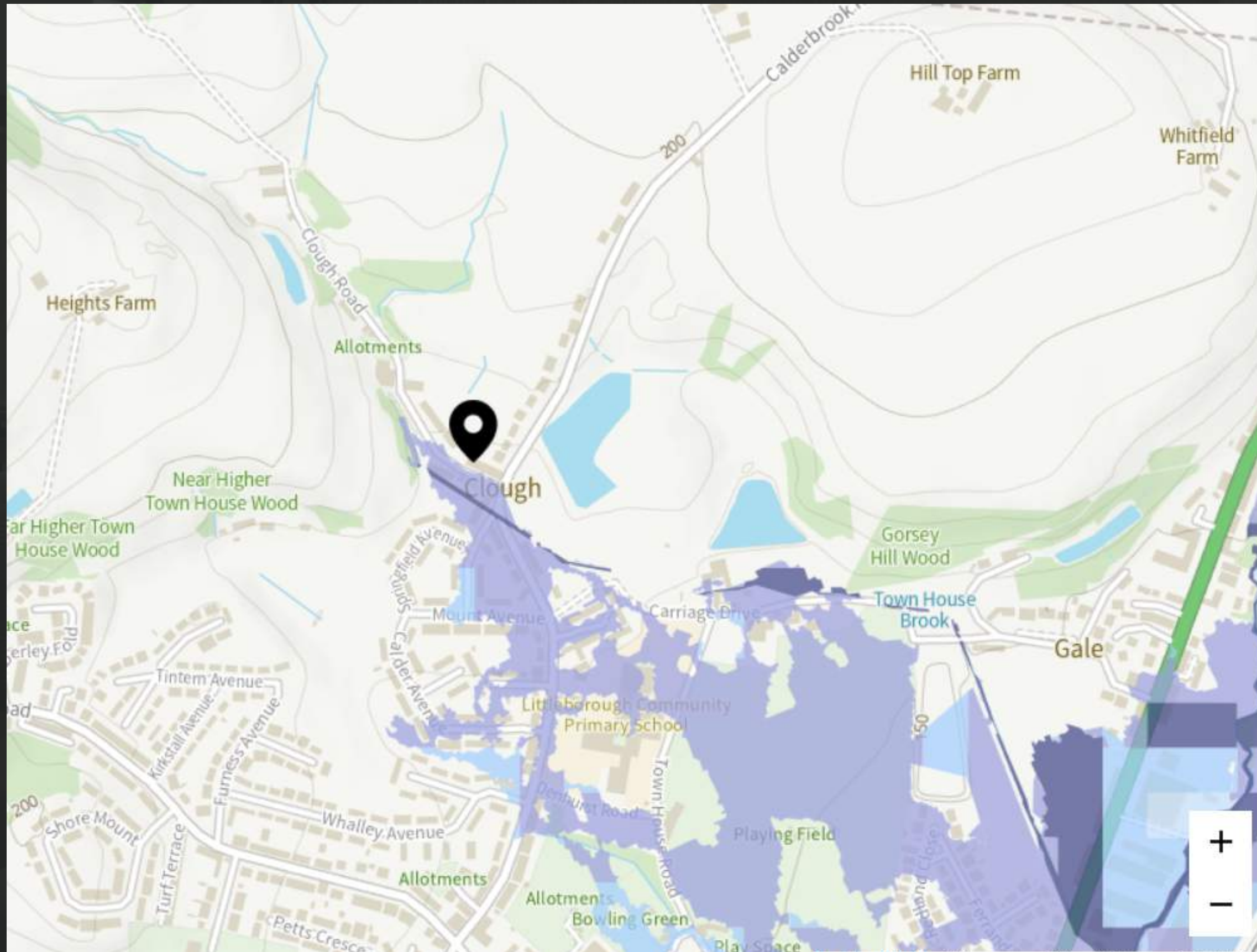
# Location



# Location



# Flood



## Key

### Rivers and the sea

-  Extent
-  High risk  
More than 3.3% chance each year
-  Medium risk  
Between 1% and 3.3% chance each year
-  Low risk  
Between 0.1% and 1% chance each year
-  Very low risk  
Less than 0.1% chance each

# Bus / Train

## NEARBY TRAIN STATIONS

Today

The closest train station is Littleborough Rail Station and it's only 0.7 miles away from Clough Road.

Littleborough Rail Station

Walking Time

0.7 MILES

13.9 MINUTES

Smithy Bridge Rail Station

Walking Time

1.4 MILES

28.1 MINUTES

Walsden Rail Station

Walking Time

3.03 MILES

60.7 MINUTES

Rochdale Rail Station

Walking Time

3.62 MILES

72.3 MINUTES

Todmorden Rail Station

Walking Time

4.26 MILES

85.3 MINUTES

## NEARBY BUS STOPS

Today

The closest bus stop is Clough Road and it's only 0.03 miles away from Clough Road.

Clough Road

Walking Time

0.03 MILES

0.7 MINUTES

Whalley Avenue

Walking Time

0.21 MILES

4.3 MINUTES

Higher Newgate

Walking Time

0.24 MILES

4.9 MINUTES

Caldermoor

Walking Time

0.26 MILES

5.2 MINUTES

Furness Avenue

Walking Time

0.31 MILES

6.2 MINUTES

# Housing

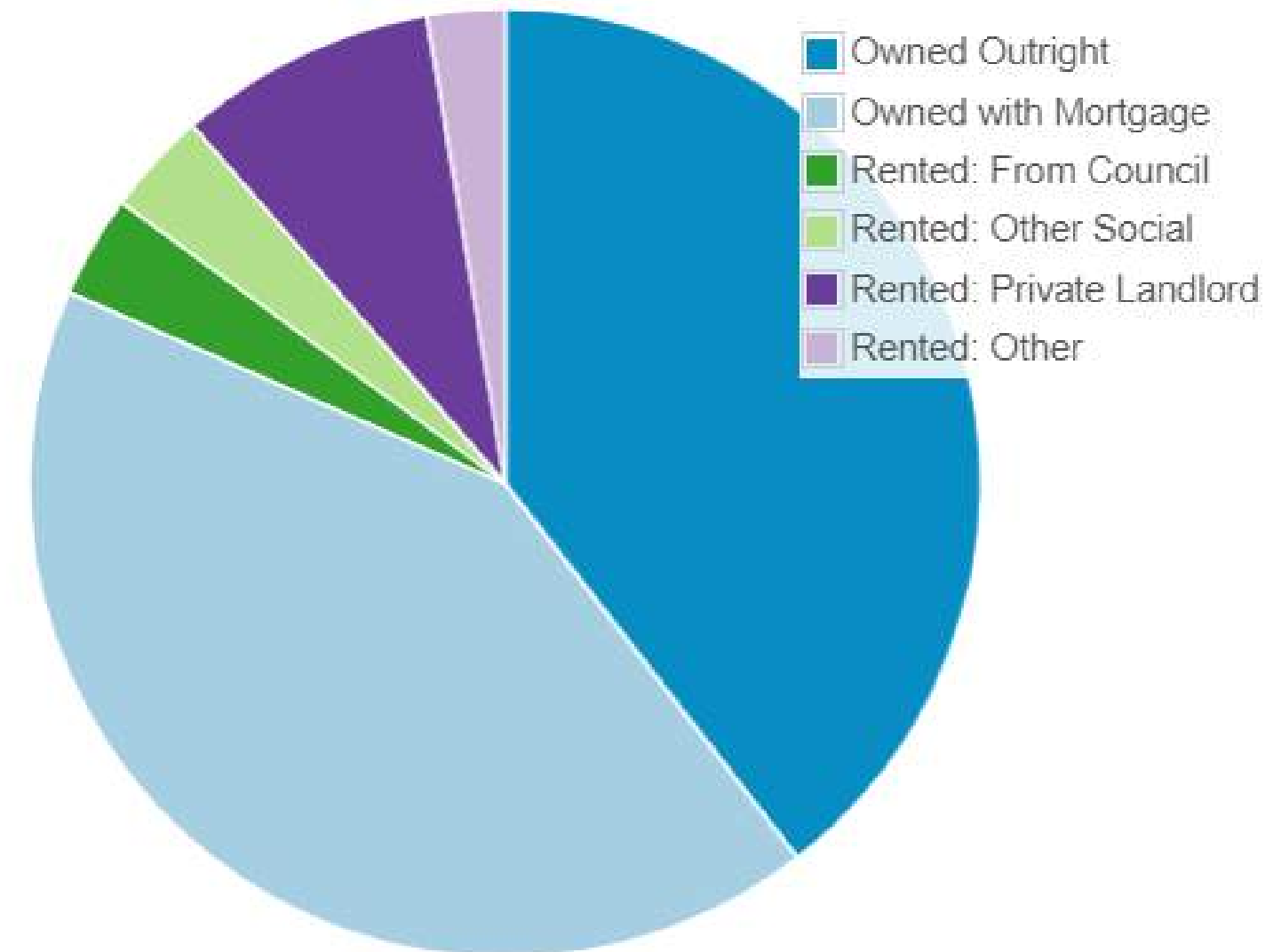
## Housing Tenure

[↑ 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	45
Owned with Mortgage	48
Shared Ownership	0
Rented: From Council	4
Rented: Other Social	4
Rented: Private Landlord <i>inc. letting agents</i>	10
Rented: Other	3
Rent Free	0
<b>Total</b>	<b>114</b>



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

# *Pictures*





















**CAUTION**

This installation has wiring colours to two versions of BS 7671

Great care should be taken before undertaking extension, alteration or repair that all conductors are correctly identified.

**IMPORTANT**

This installation, or part of it, is protected by a device which automatically switches off the supply if an earth fault develops. Test six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice.

**IMPORTANT**

This installation should be periodically inspected and tested and a report on its condition obtained, as prescribed in the latest IEE Wiring Regulations BS 7671 Requirements for Electrical Installations.

Date of last inspection 03-03-2021

Recommended date of next inspection 03-03-2021

ABB T100 CRDP10015 CE

12	11	10	9	8	RCD Protected Total load not to exceed rated current		7	6	5	4	3	2	1	RCD Protected Total load not to exceed rated current	Main Switch Total load not to exceed rated current
	Lights First Floor	C.H.A.P.S. Lights	Sockets First Floor	Shower			Lights First Floor	Control Heating	Water Heater	Sockets Ground Floor	Sockets Ground Floor				



# Sold House Prices

## 12, Shore Mount, Littleborough, Greater Manchester OL15 8EN

3 bed, terraced

£190,000

18 Oct 2023

Leasehold

£124,950

9 Dec 2016

Leasehold

£110,000

14 Dec 2012

Leasehold



## 4, Wellington Lodge, Littleborough, Greater Manchester OL15 9BZ

3 bed, terraced

£213,000

25 Jul 2023

Leasehold

£130,000

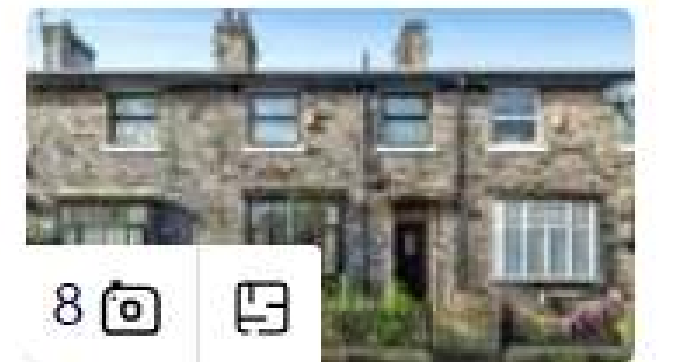
31 Aug 2021

Leasehold

£116,750

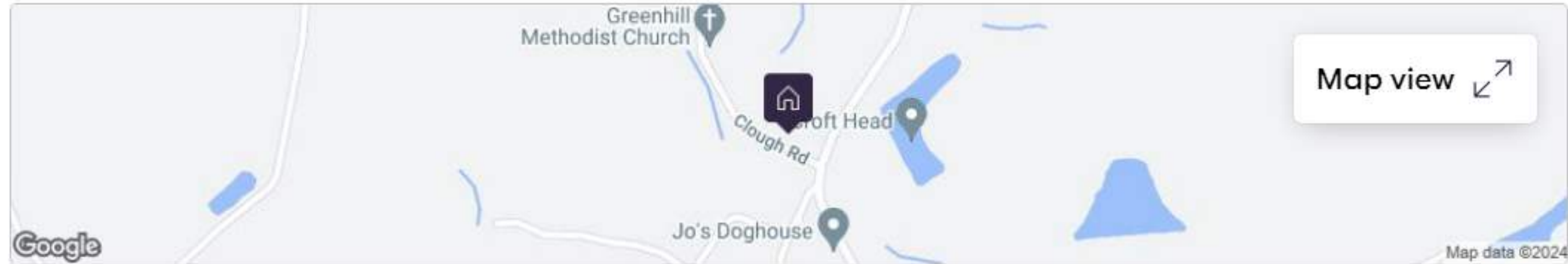
4 Dec 2009

Leasehold



# Sold House Prices

12 Clough Road, Littleborough, OL15 9JZ



You'll get a monthly valuation email, plus updates about this property and the local area.

Track

Zoopla estimate

[See inside the estimate](#) →



# Rental Prices



Town House Farm, Town House Road, OL15



Cottage 2 1

0.20 miles

Set within a highly exclusive and private hamlet on the outskirts of Littleborough. Marrying a wonderful blend of countryside living and

£1,250 pcm

£288 pw



Town House Farm, Town House Road, OL15



Cottage 1 1

0.19 miles

Set within a highly exclusive and private hamlet on the outskirts of Littleborough. Marrying a wonderful blend of countryside living and

£1,100 pcm

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

## About property

### **MAREK KMIOTEK**

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## About process

### **MAREK KMIOTEK**

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