



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
ASHTON-UNDER-LYNE
MANCHESTER

Details

Building type..... 2 Bed terraced

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale..... No reason

Occupier..... Empty

Refurbishment..... Minor

Numbers

Purchase Price	£114 000
Refurbishment	£28 000
Done Up Value (DUV)	£160 000
Rent	£1 050
ROE	20%
YIELD	11%
TOTAL INVESTMENT COST (BTL)	~£62 170
<hr/>	
Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **Flooring**
- **Skimming**
- **Certificates**
- **Painting**
- **Decorating**
- **Kitchen**
- **Bathrooms**
- **Fuse box**
- **Roof repairing**

2 BED TERRACED HOUSE MANCHESTER

PP £114 000

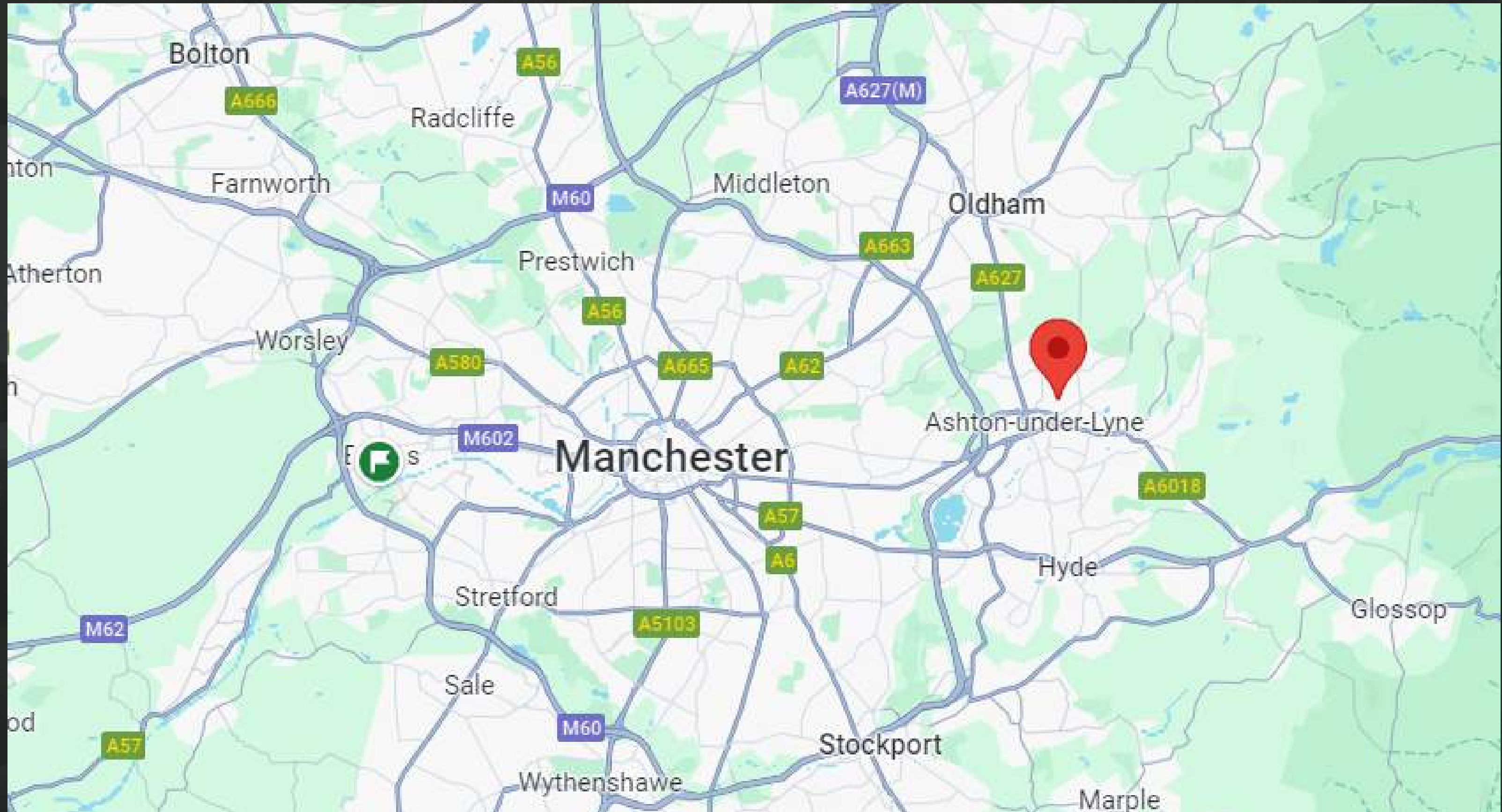
Manchester is a city in Greater Manchester, England. It had a population of 552,000 in the 2021 United Kingdom census. It is bordered by the Cheshire Plain to the south, the Pennines to the north and east, and the neighbouring city of Salford to the west.

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.

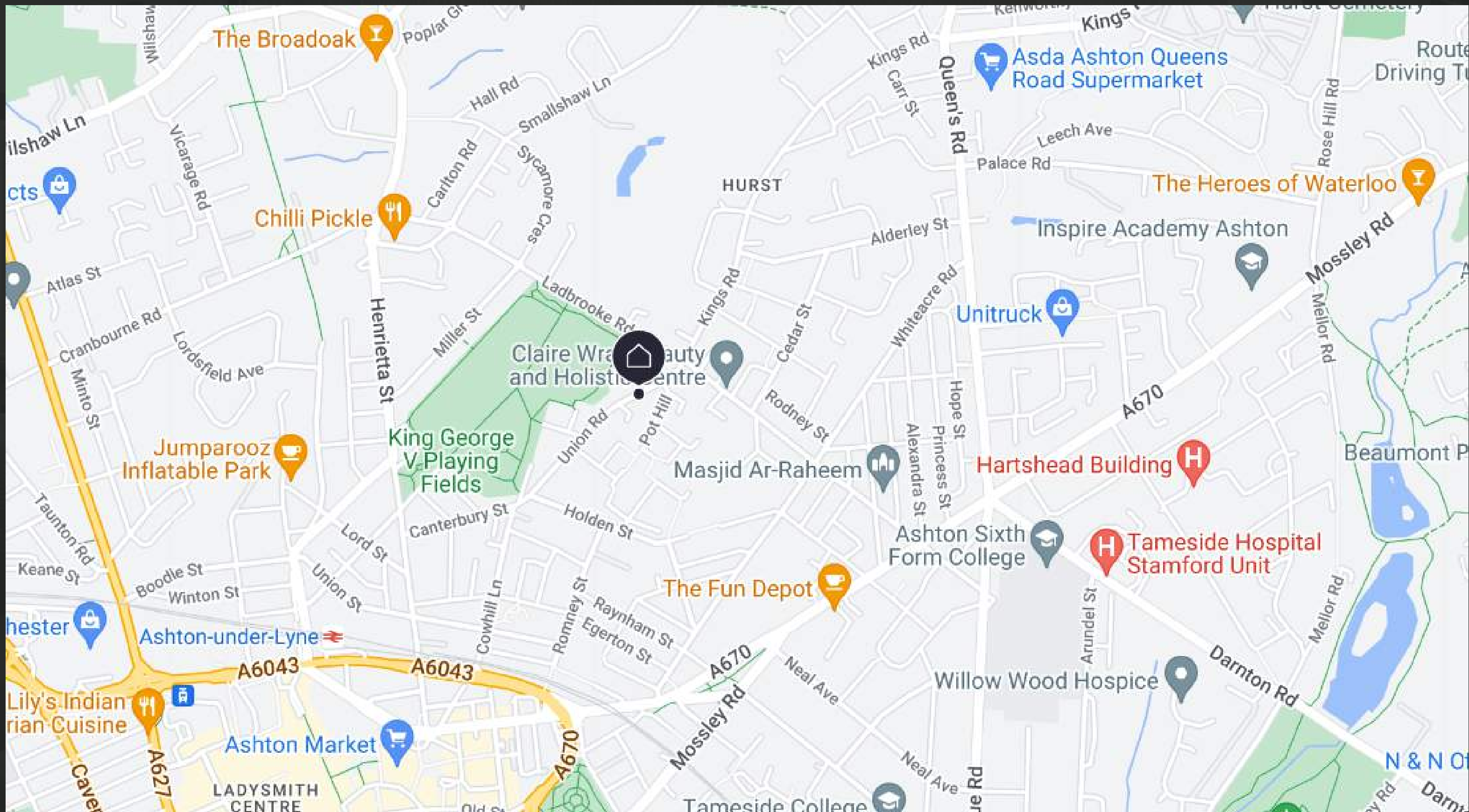
The City of Manchester is governed by the Manchester City Council. The Greater Manchester Combined Authority, with a directly elected mayor, has responsibilities for economic strategy and transport, amongst other areas, on a Greater Manchester-wide basis.



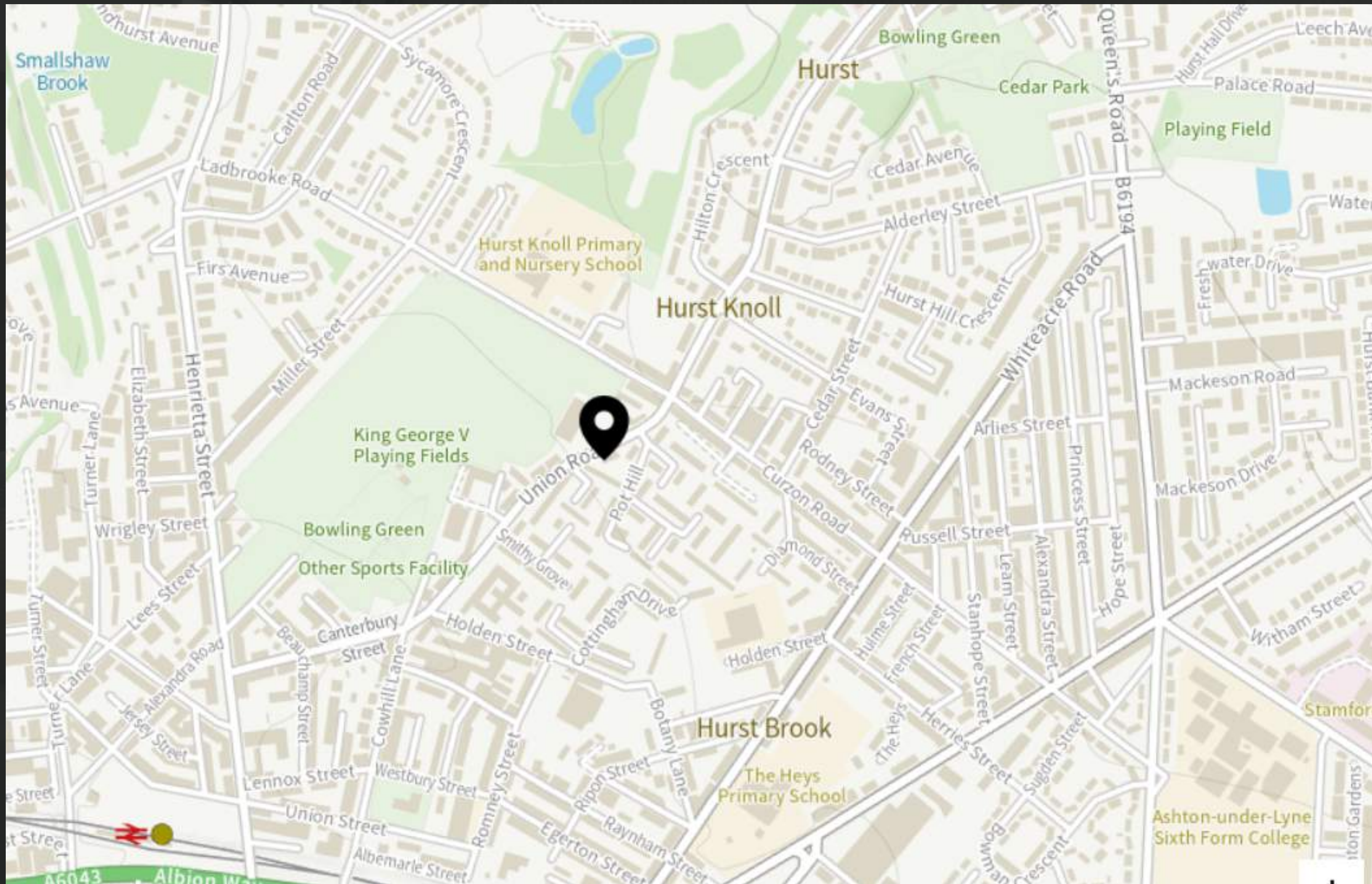
Location



Location




Flood



-  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 year

Map details

- Show flooding
-  Selected address

Bus / Train

NEARBY TRAIN STATIONS

Today

The closest train station is Ashton-under-Lyne Rail Station and it's only 0.46 miles away from Union Road.

Ashton-under-Lyne Rail Station

Walking Time

0.46 MILES

9.2 MINUTES

Stalybridge Rail Station

Walking Time

1.19 MILES

23.8 MINUTES

Guide Bridge Rail Station

Walking Time

1.83 MILES

36.5 MINUTES

Hyde North Rail Station

Walking Time

2.1 MILES

42 MINUTES

Mossley (Manchester) Rail Station

Walking Time

2.29 MILES

45.8 MINUTES

NEARBY BUS STOPS

Today

The closest bus stop is Union Road and it's only 0.04 miles away from Union Road.

Union Road

Walking Time

0.04 MILES

0.9 MINUTES

Whitworth Close

Walking Time

0.05 MILES

1.1 MINUTES

Curzon Road

Walking Time

0.07 MILES

1.4 MINUTES

Turn Street

Walking Time

0.07 MILES

1.5 MINUTES

Holden Street

Walking Time

0.16 MILES

3.2 MINUTES

Housing

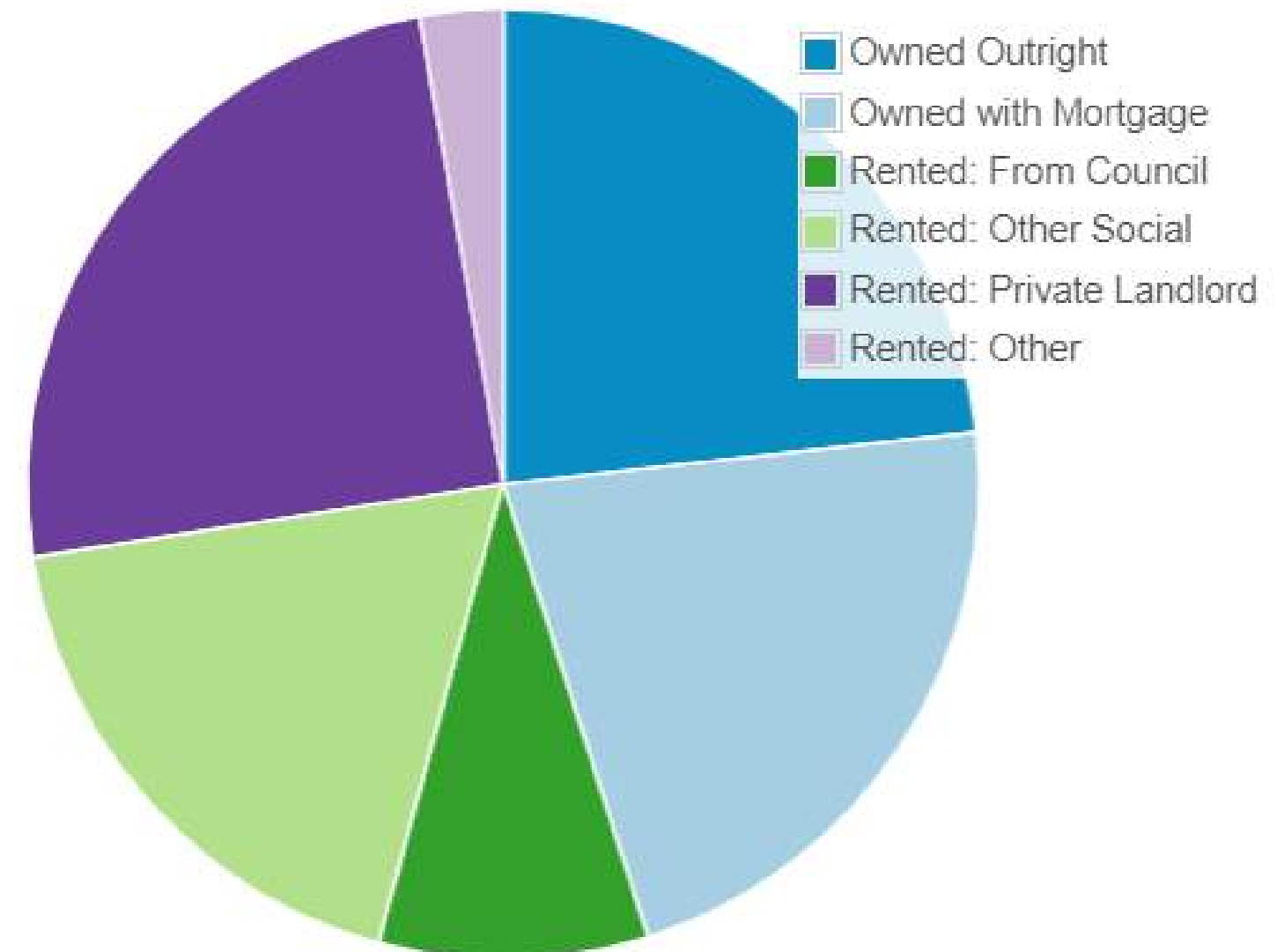
Housing Tenure

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The area containing Union Road, Ashton-Under-Lyne contains a higher-than-average level of social housing - 27% of household spaces. This contrasts with the national average of just over 17%.

Housing Tenure

Owned Outright	33
Owned with Mortgage	31
Shared Ownership	0
Rented: From Council	13
Rented: Other Social	26
Rented: Private Landlord <i>inc. letting agents</i>	35
Rented: Other	4
Rent Free	0
Total	142

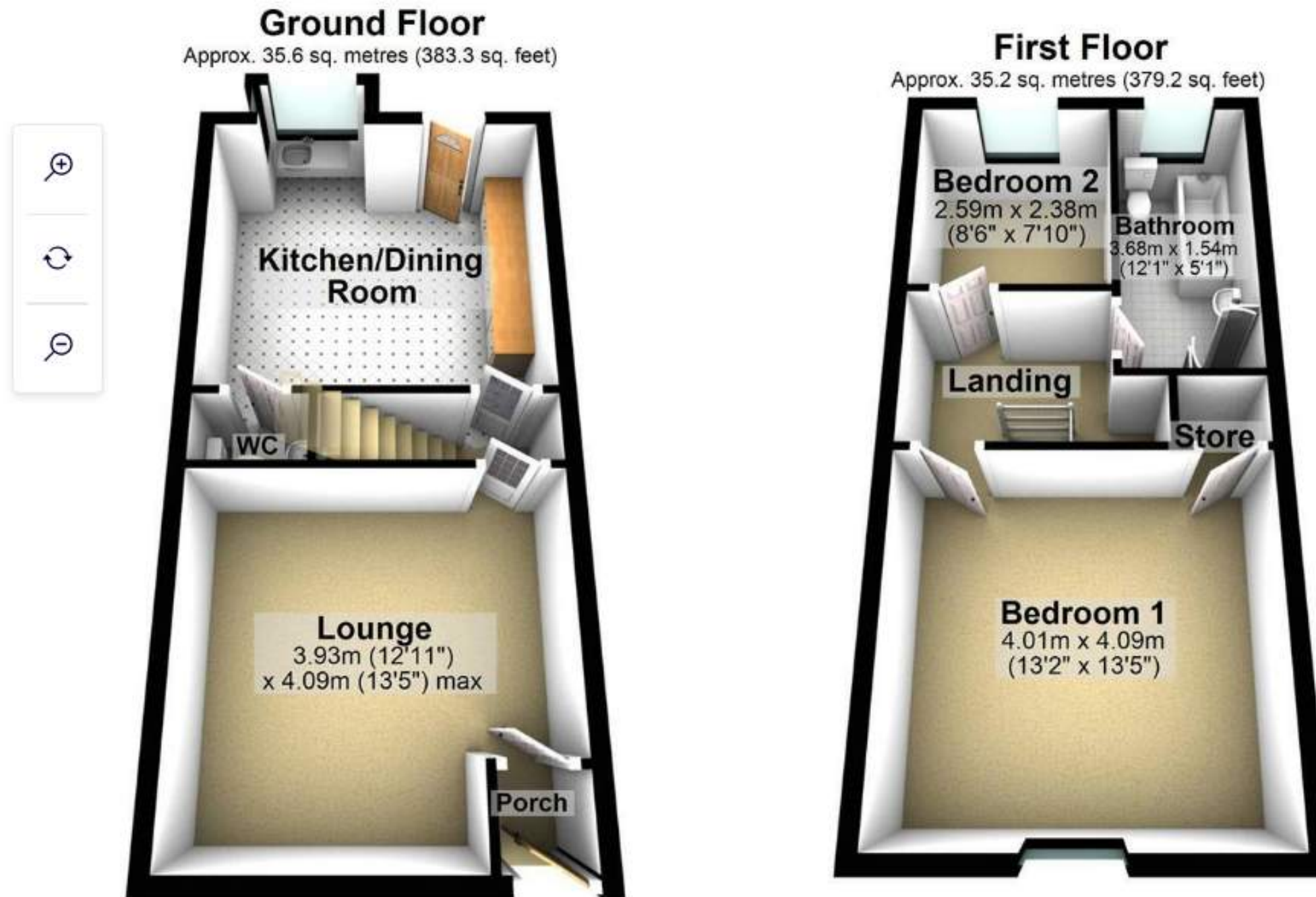


EPC

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

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

Floor plan



Total area: approx. 70.8 sq. metres (762.5 sq. feet)

Pictures

















Sold House Prices

5, Pot Hill Square, Ashton-under-lyne, Greater Manchester OL6 9JY

2 bed, terraced

£165,000

30 Jun 2023

Freehold

No other historical records



49, Ripon Street, Ashton-under-lyne, Greater Manchester OL6 9PQ

2 bed, terraced

£162,000

29 Sep 2023

Freehold

£41,500

1 Aug 2002

Freehold

£34,950

31 Oct 1997

Freehold



241, Whiteacre Road, Ashton-under-lyne, Greater Manchester OL6 9QB

2 bed, terraced

£151,000

23 Oct 2023

Freehold

£84,950

14 Mar 2008

Freehold

No other historical records



Rental Prices



2 Bed Terraced House, Queens Road, OL6

☆ Favourite

Let Agreed

£900.00

per month

£207.69

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

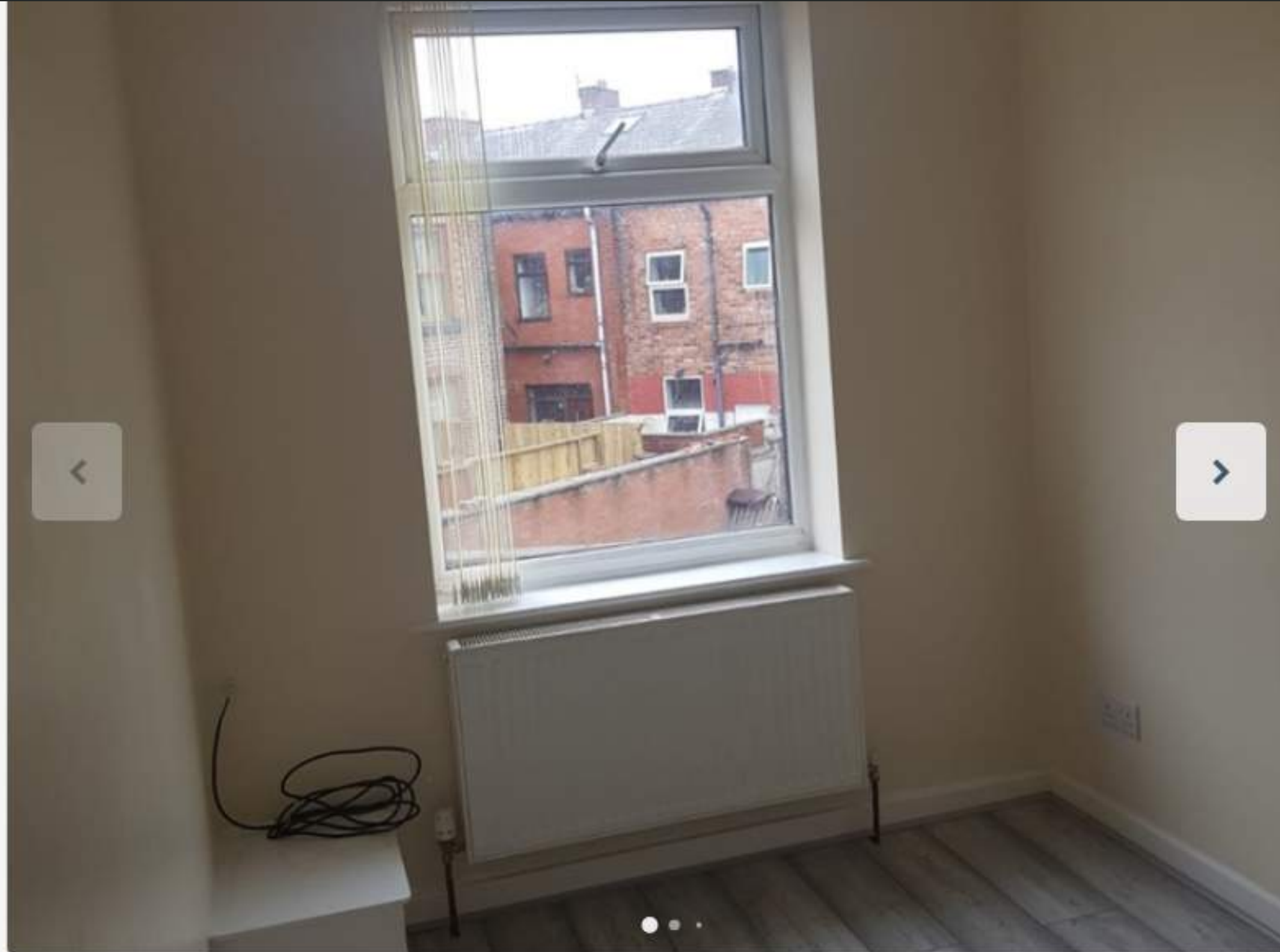
Property Reference:

1846672

Meet the landlord



Rental Prices



2 Bed Terraced House, Whiteacre Road, OL6

☆ Favourite

Let Agreed

£1,100.00
per month

£253.85
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1990109

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

