



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
WIGAN-MANCHESTER

Details

Building type..... 3 Bed Semi-detached

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Electric heating

Reason of Sale..... No reason

Occupier..... Empty

Refurbishment..... Minor

Numbers ***(Best Case Scenario)***

Purchase Price	£129 500
Refurbishment	£28 000
Done Up Value (DUV)	£205 000
Rent	£995
ROE	27.50%
YIELD	9.22%
TOTAL INVESTMENT COST (BTL)	~£68 035
<hr/>	
Sourcing Fee	£4 000
Project Management Fee	£4 000

Numbers

(Worse Case Scenario)

Purchase Price	£129 500
Refurbishment	£30 000
Done Up Value (DUV)	£195 000
Rent	£975
ROE	17.10%
YIELD	9.00%
TOTAL INVESTMENT COST (BTL)	~£70 035
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Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **Gas central heating**
- **Radiators & boiler**
- **Roof insulation - to increase EPC to D**
- **Flooring**
- **Plastering & Painting**
- **Certificates**
- **Bathroom refreshment**
- **Fuse box**
- **Decoration**

3 BED SEMI- DETACHED HOUSE WIGAN MANCHESTER

PP £129,500

Wigan, situated in Greater Manchester, England, is a historic town surrounded by Bolton, St Helens, and Leigh. With a population exceeding 100,000, it serves as a vital part of the Greater Manchester metropolitan area.

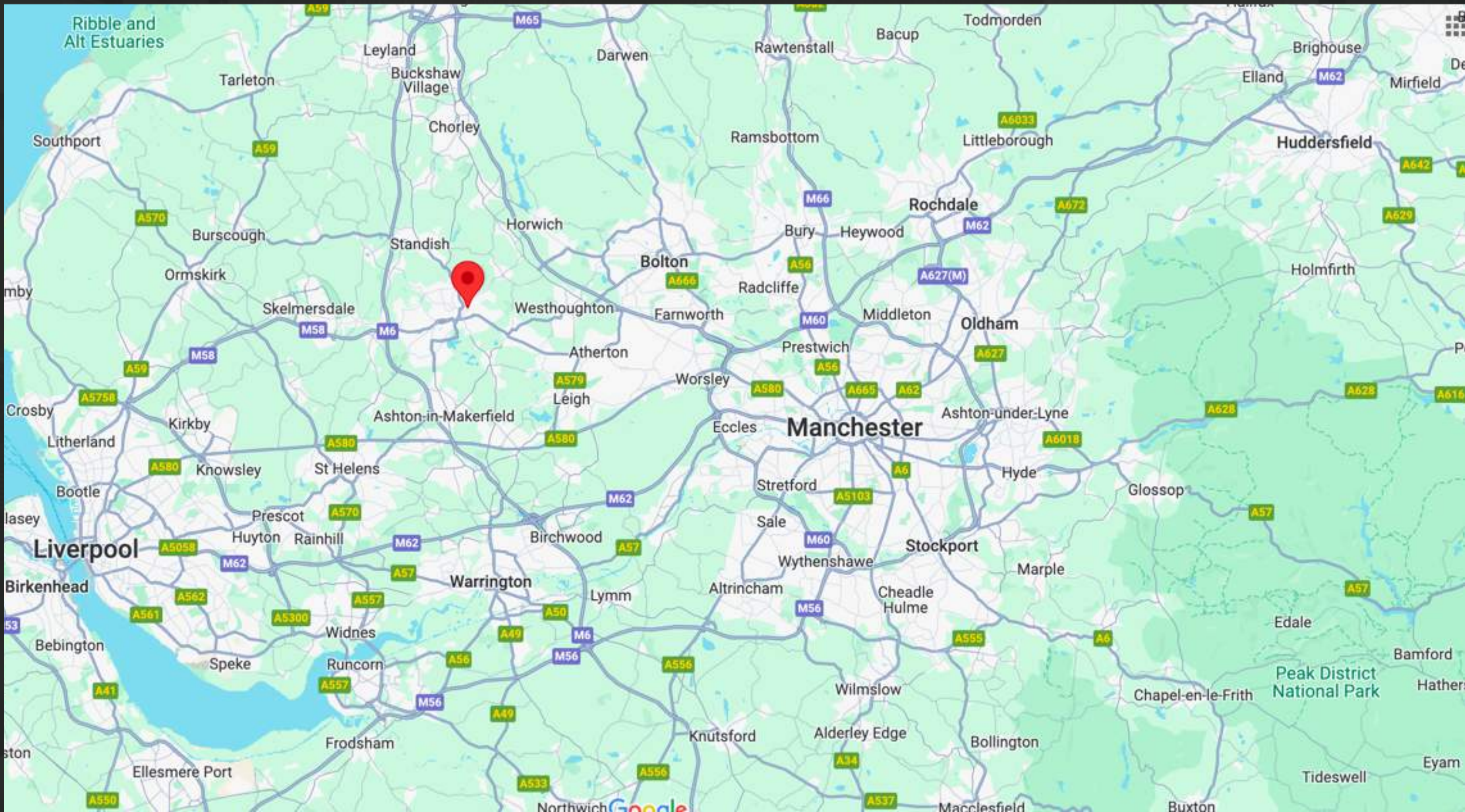
Famous for its industrial heritage, Wigan thrived during the Industrial Revolution with coal mining and cotton mills. Today, it has transformed into a modern hub with a bustling retail scene, cultural attractions, and recreational facilities.

Transport links are excellent, with the M6 motorway nearby and Wigan North Western and Wigan Wallgate railway stations offering convenient access to Manchester, Liverpool, and London.

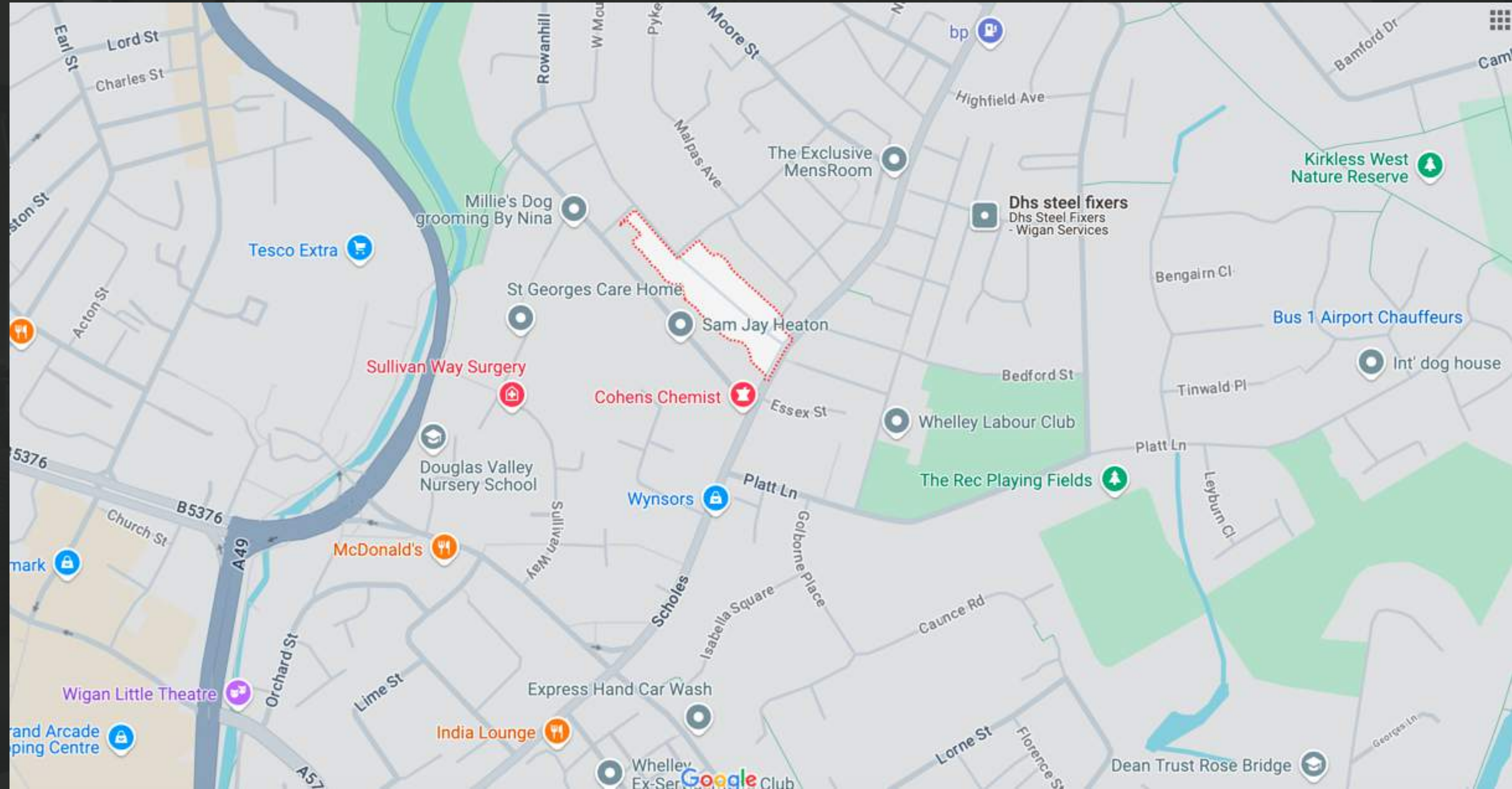
Wigan is synonymous with football, being home to Wigan Athletic Football Club, which has a dedicated fan base and a rich history. Wigan boasts cultural landmarks such as the iconic Wigan Pier and the picturesque Leeds and Liverpool Canal, offering leisure activities and scenic walks.



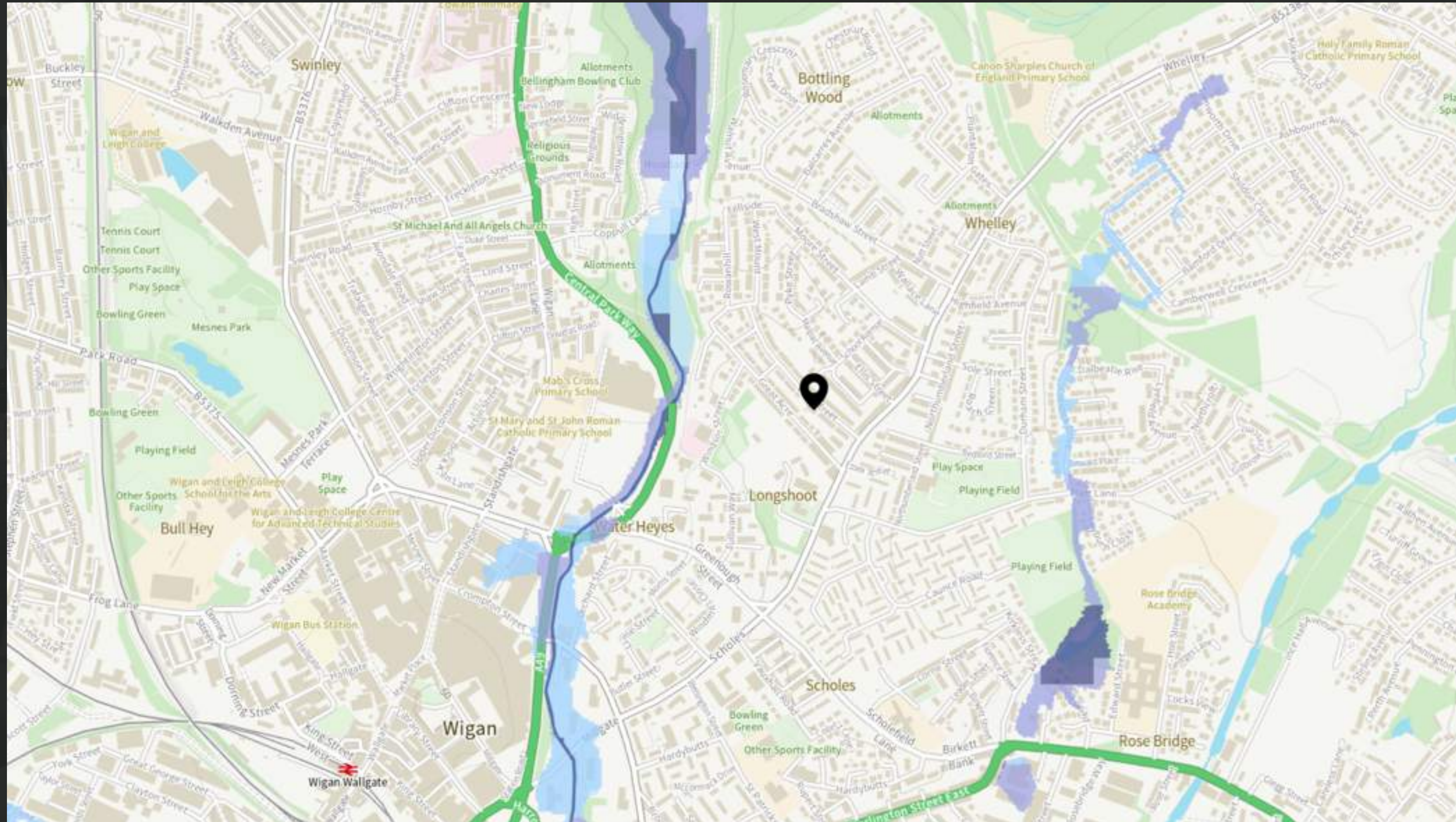
Location



Location



Flood



Bus / Train

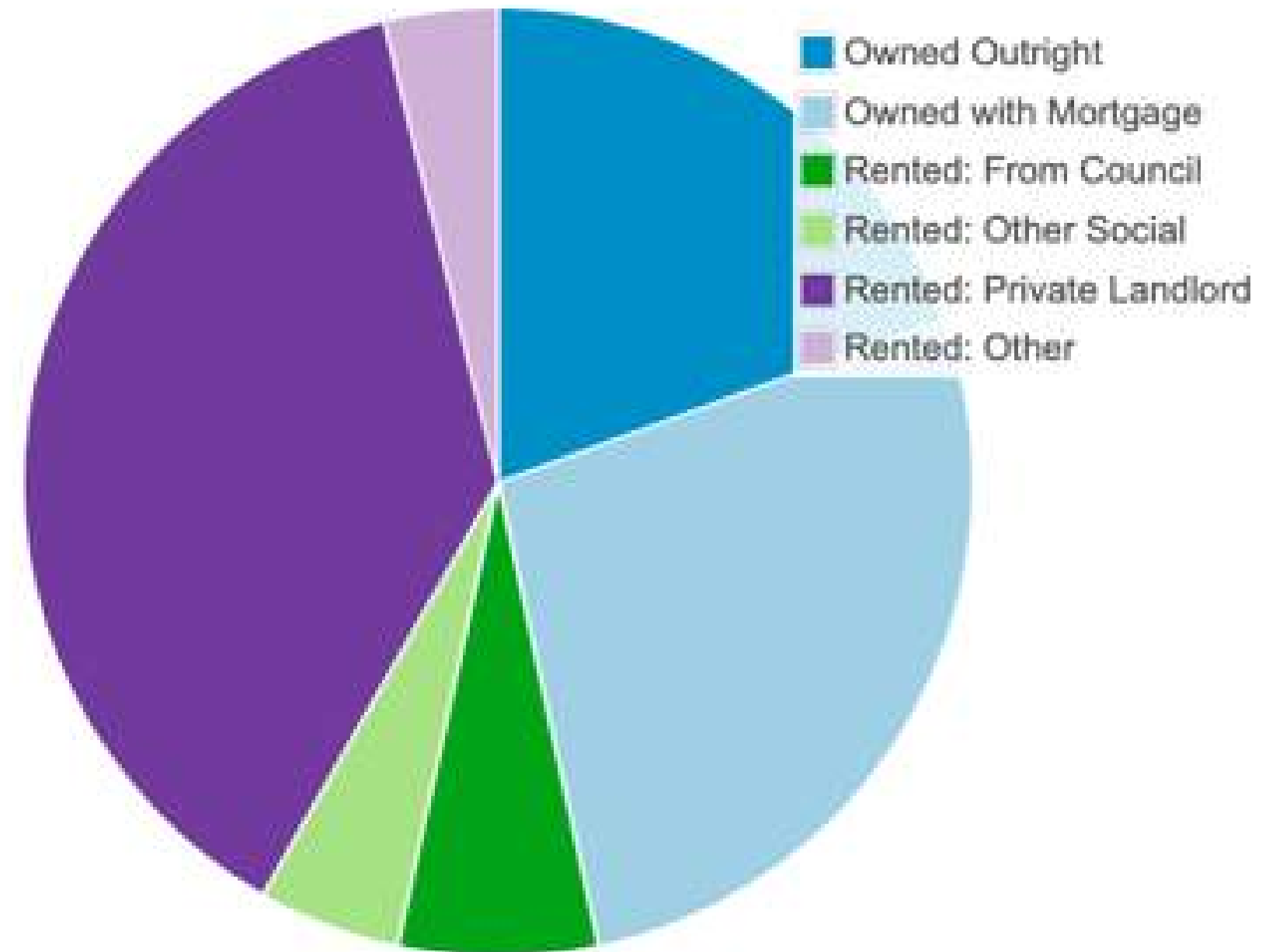
Ellis Street	Walking Time
0.07 MILES	1.4 MINUTES
Longshoot	Walking Time
0.14 MILES	2.8 MINUTES
Bradshaw Street	Walking Time
0.16 MILES	3.3 MINUTES
Knowles Place	Walking Time
0.19 MILES	3.8 MINUTES
Durham Street	Walking Time
0.2 MILES	4.1 MINUTES

Wigan Wallgate Rail Station	Walking Time
0.69 MILES	13.8 MINUTES
Wigan North Western Rail Station	Walking Time
0.74 MILES	14.8 MINUTES
Ince (Manchester) Rail Station	Walking Time
0.9 MILES	18 MINUTES
Hindley Rail Station	Walking Time
1.91 MILES	38.1 MINUTES
Pemberton Rail Station	Walking Time
2.51 MILES	50.3 MINUTES

Housing

Housing Tenure

Owned Outright	20
Owned with Mortgage	28
Shared Ownership	0
Rented: From Council	7
Rented: Other Social	5
Rented: Private Landlord <i>inc. letting agents</i>	39
Rented: Other	4
Rent Free	0
Total	103




EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Schools

NEAREST SCHOOLS

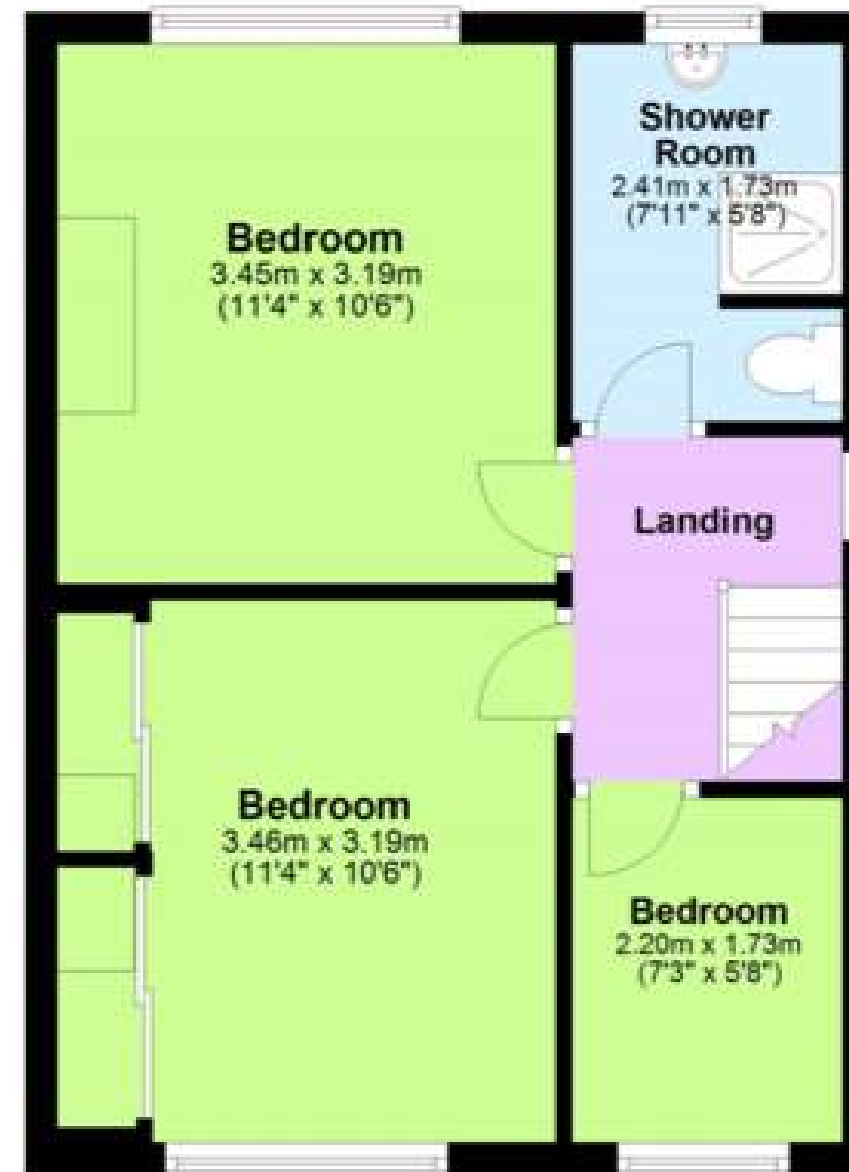
-  **St Catharine's CofE Primary School** 0.4 miles
State School | Ofsted: Good
-  **CEWE School** 0.4 miles
Independent School | Ofsted: Good
-  **Mab's Cross Primary School** 0.3 miles
State School | Ofsted: Good
-  **St Patrick's Catholic Primary School** 0.5 miles
State School | Ofsted: Outstanding

Floor Plan

Ground Floor



First Floor



Total area: approx. 72.1 sq. metres (775.5 sq. feet)

Pictures









Sold House Prices

11, West Mount, Wigan, Greater Manchester WN1 3PA

3 bed, semi-detached

£210,000

12 Jan 2023

Freehold

£87,500

21 Aug 2015

Freehold

No other historical records



8, West Mount, Wigan, Greater Manchester WN1 3PA

3 bed, semi-detached

£230,000

8 Sep 2023

Freehold

£132,000

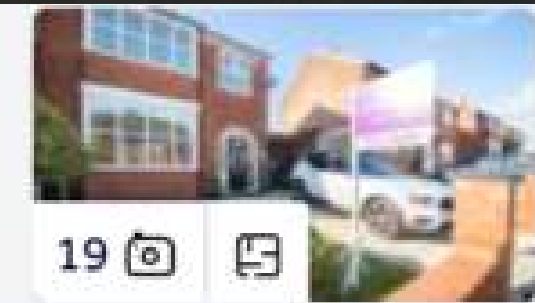
21 Mar 2013

Freehold

£105,000

24 Jul 2010

Freehold



7, Weldon Grove, Wigan, Greater Manchester WN1 3XP

3 bed, semi-detached

£170,000

27 Jul 2023

Leasehold

No other historical records



Rental Prices



3 Bed Terraced House, Scarisbrick Street, WN1

☆ Favourite

Let Agreed

£975.00

per month

£225.00

per week

✓ No admin fees

✓ No hidden charges

Let Agreed

Property Reference:

1608535

Meet the landlord



3 Bed Terraced House, Walkden Avenue East, WN1

☆ Favourite

Let Agreed

£950.00

per month

£219.23

per week

✓ No admin fees

✓ No hidden charges

Let Agreed

Property Reference:

1776682

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

