



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
OLDHAM-MANCHESTER

Details

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

Construction Type..... Standard

Tenure..... Leasehold

Heating Type..... Gas Central

Reason of Sale..... No reason

Occupier..... Empty

Refurbishment..... Minor

Numbers

Purchase Price	£157 000
Refurbishment	£23 000
Done Up Value (DUV)	£215 000
Rent	£1 200
ROE	20.14%
YIELD	9.17%
TOTAL INVESTMENT COST (BTL)	~£70 225
<hr/>	
Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **Flooring**
- **Skimming**
- **Certificates**
- **Painting**
- **Decorating**
- **Bathroom**
- **Roof repairing**

3 BED SEMI- DETACHED HOUSE MANCHESTER

PP £157 000

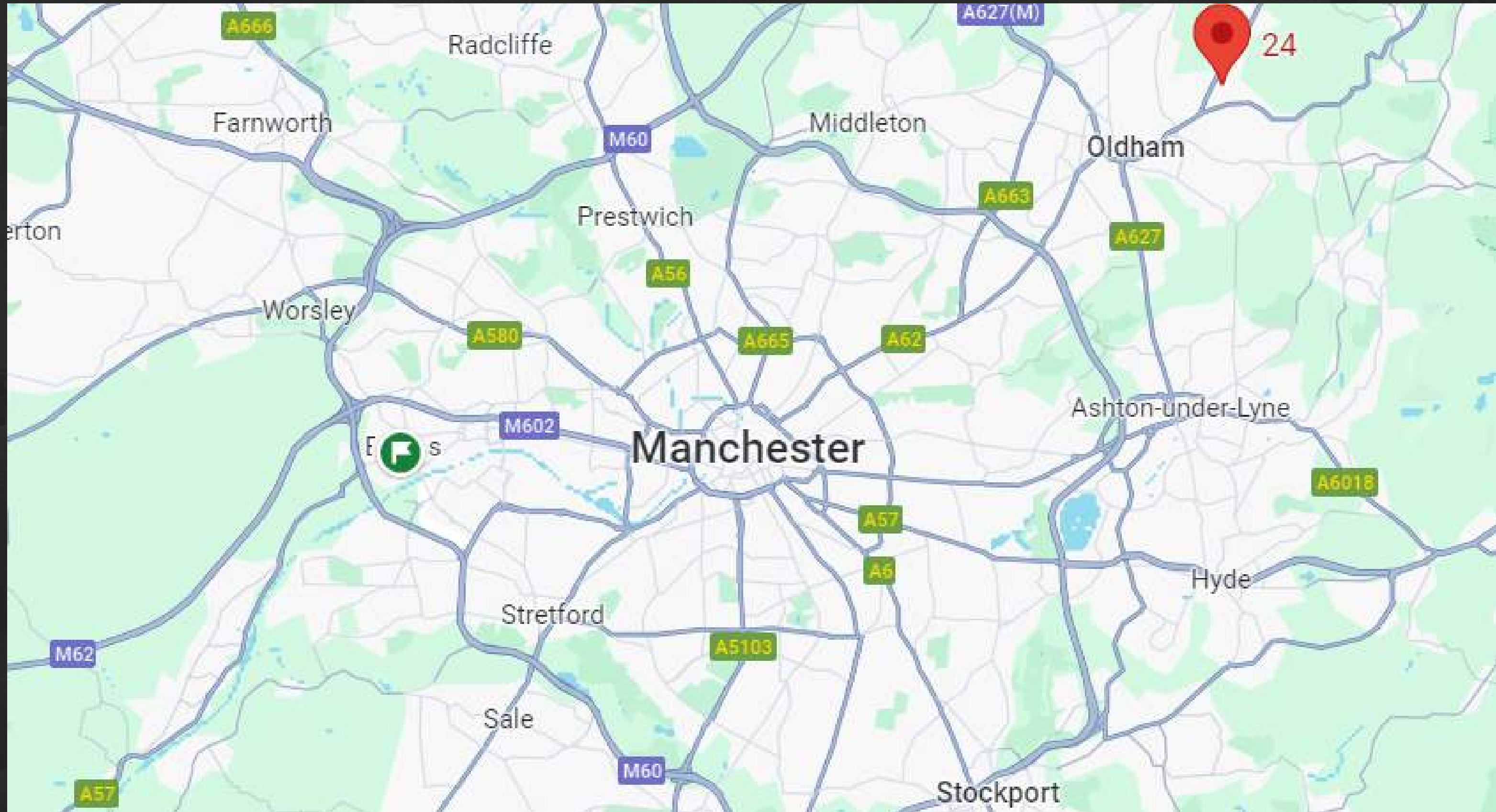
Manchester is a city in Greater Manchester, England. It had a population of 552,000 in the 2021 United Kingdom census. It is bordered by the Cheshire Plain to the south, the Pennines to the north and east, and the neighbouring city of Salford to the west.

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.

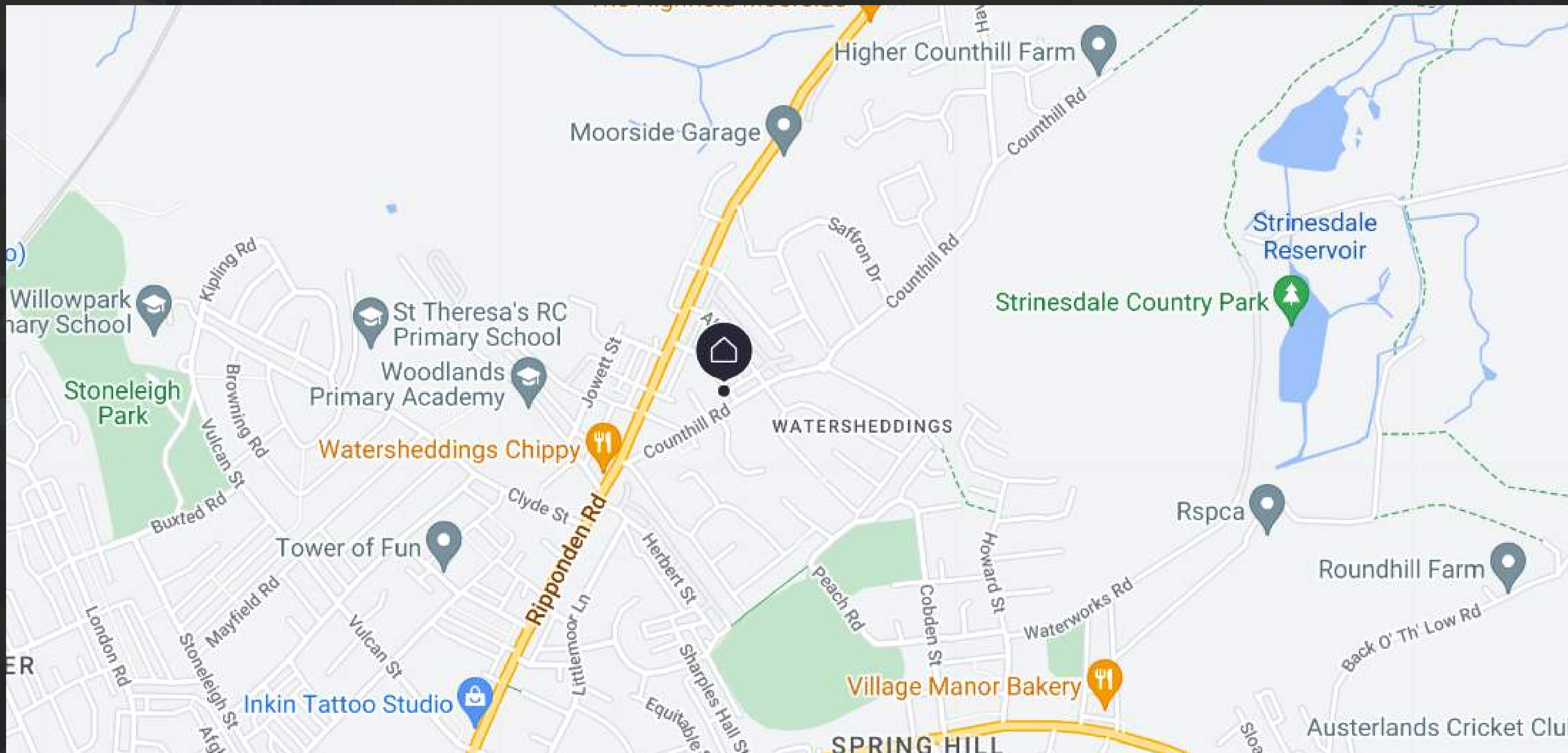
The City of Manchester is governed by the Manchester City Council. The Greater Manchester Combined Authority, with a directly elected mayor, has responsibilities for economic strategy and transport, amongst other areas, on a Greater Manchester-wide basis.



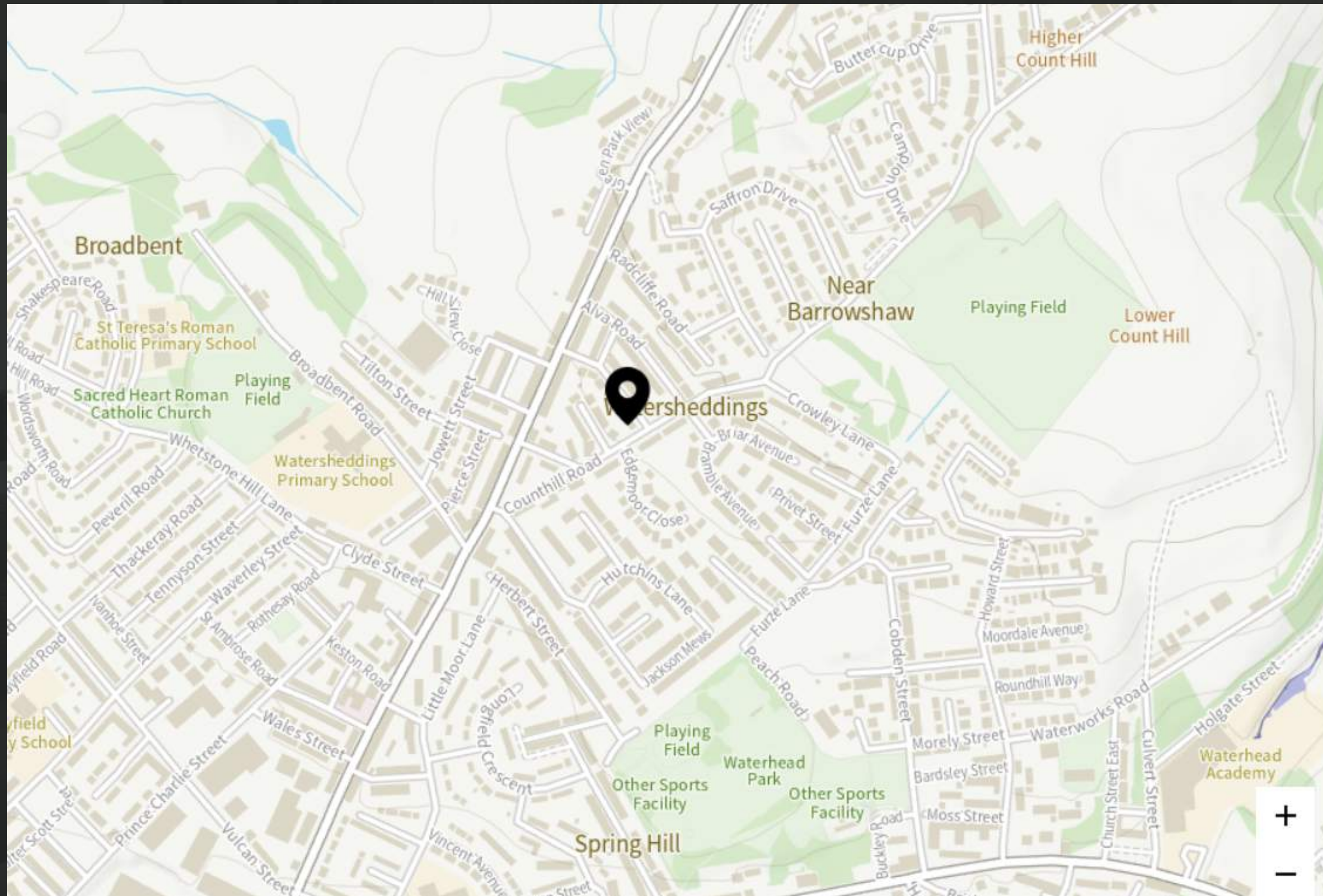
Location



Location




Flood



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 year

Map details

- Show flooding
-  Selected address

Bus / Train

NEARBY TRAIN STATIONS

Today

The closest train station is Greenfield Rail Station and it's only 3.02 miles away from Albany Street.

Greenfield Rail Station	Walking Time
3.02 MILES	60.4 MINUTES
Mossley (Manchester) Rail Station	Walking Time
3.22 MILES	64.4 MINUTES
Mills Hill (Manchester) Rail Station	Walking Time
3.63 MILES	72.6 MINUTES
Moston Rail Station	Walking Time
4.2 MILES	84 MINUTES
Ashton-under-Lyne Rail Station	Walking Time
4.43 MILES	88.7 MINUTES

NEARBY BUS STOPS

Today

The closest bus stop is Counthill Rad and it's only 0.06 miles away from Albany Street.

Counthill Rad	Walking Time
0.06 MILES	1.2 MINUTES
Radcliffe Road	Walking Time
0.09 MILES	1.8 MINUTES
Counthill Road	Walking Time
0.11 MILES	2.3 MINUTES
Otago Street	Walking Time
0.26 MILES	5.1 MINUTES
Ripponden Road	Walking Time
0.28 MILES	5.5 MINUTES

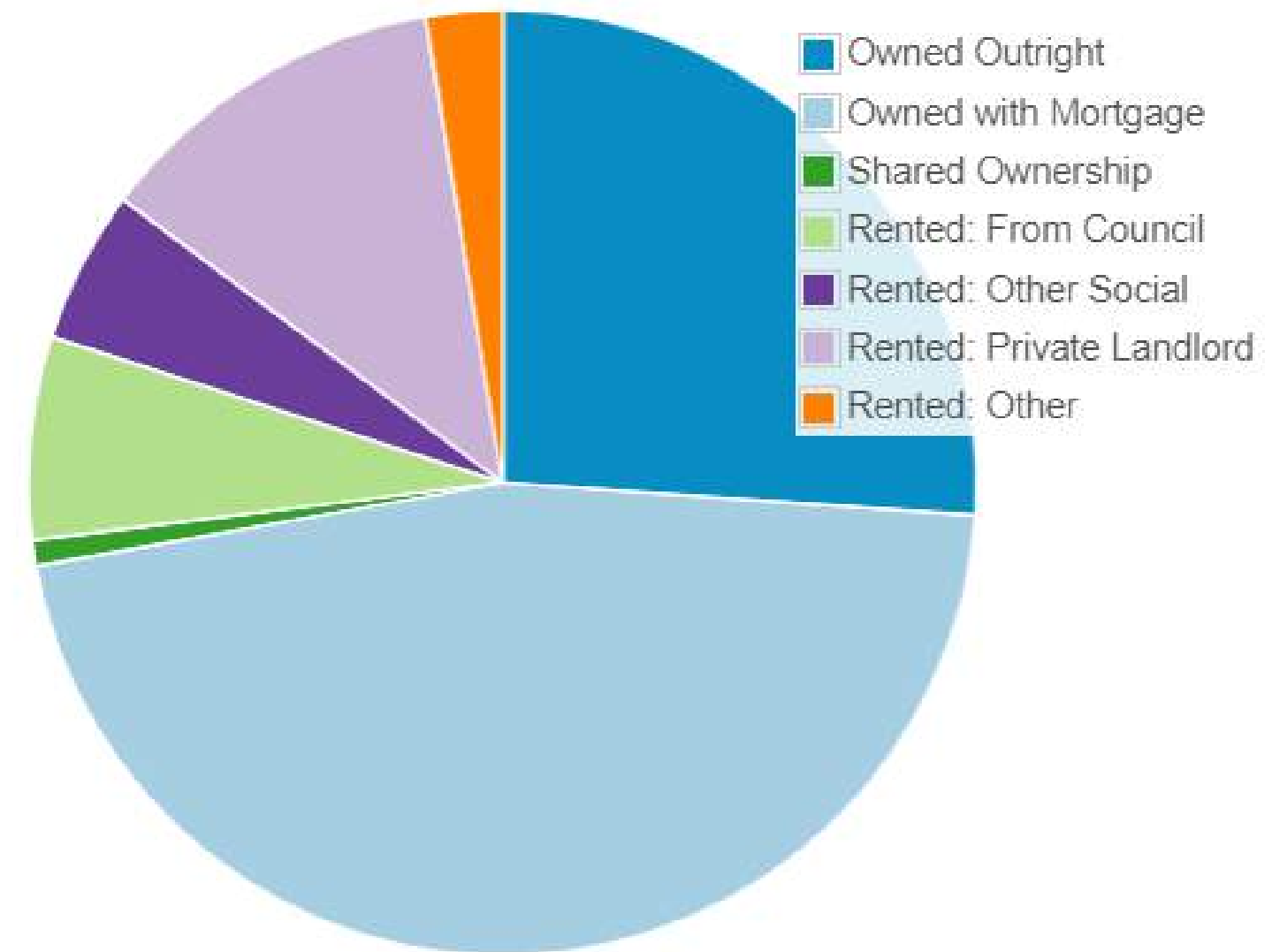
Feedback



Housing

Housing Tenure

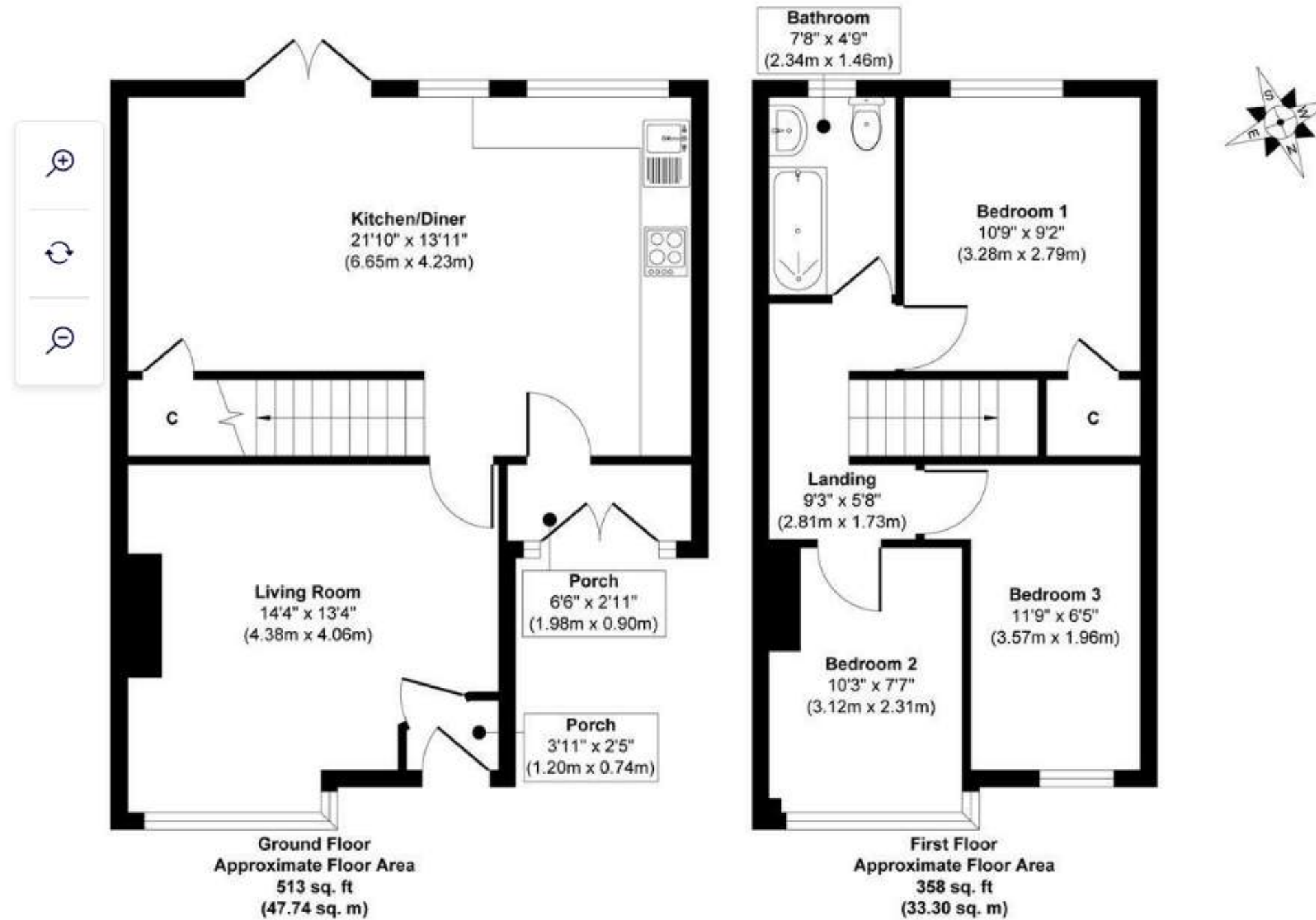
Owned Outright	30
Owned with Mortgage	53
Shared Ownership	1
Rented: From Council	8
Rented: Other Social	6
Rented: Private Landlord <i>inc. letting agents</i>	14
Rented: Other	3
Rent Free	0



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan



Approx. Gross Internal Floor Area 871 sq. ft / 81.04 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Pictures

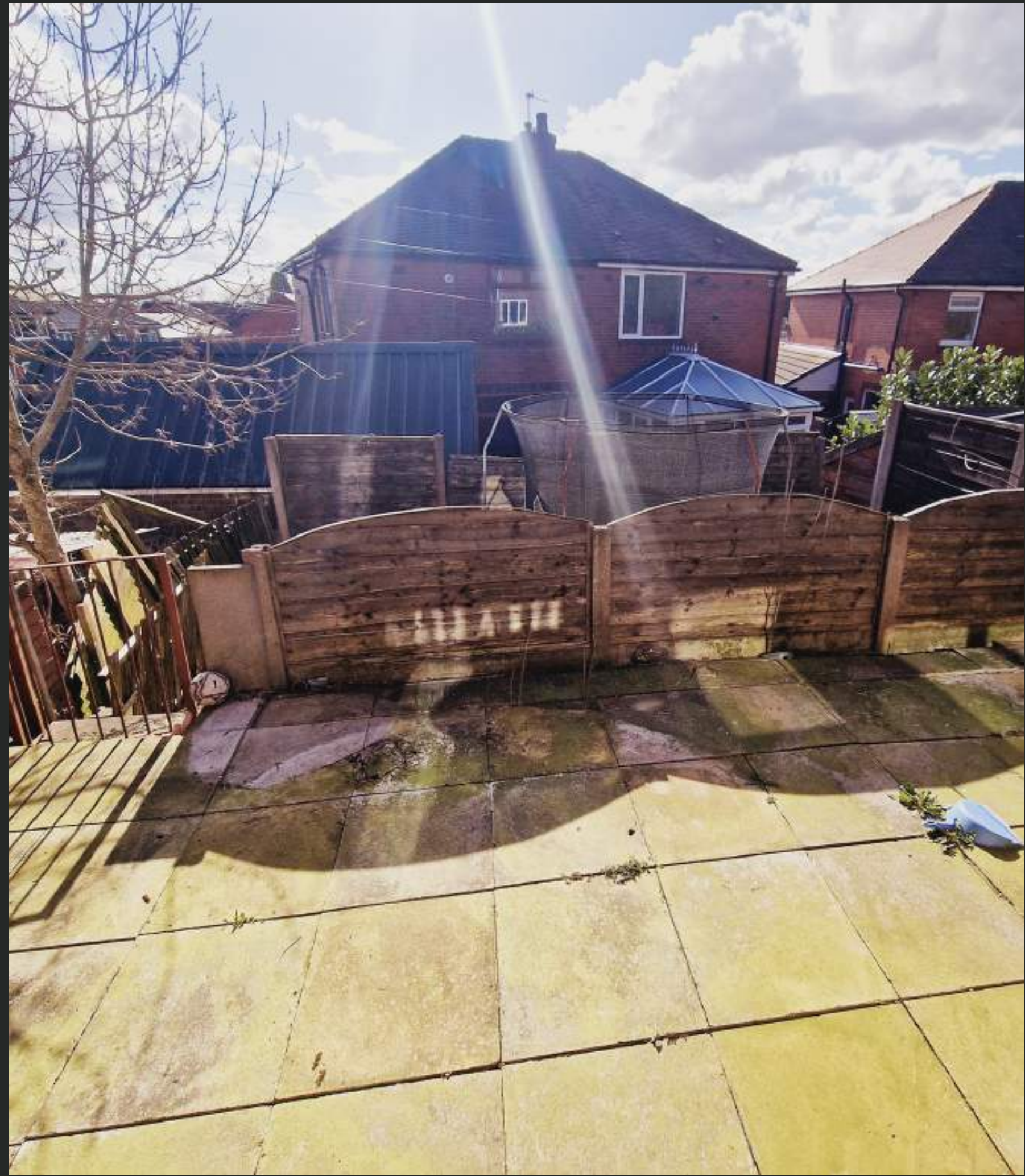
















Sold House Prices

57, Saffron Drive, Oldham, Greater Manchester OL4 2PS

3 bed, semi-detached

£200,000

25 Aug 2023

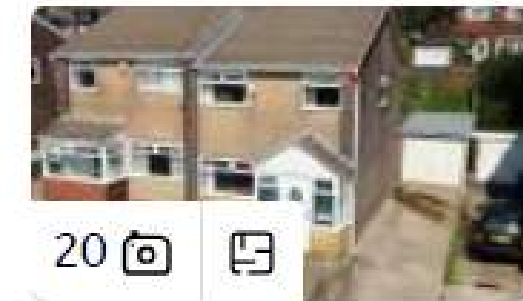
Freehold

£42,000

29 Nov 1995

Freehold

No other historical records



1, Barcombe Close, Oldham, Greater Manchester OL4 2PT

3 bed, semi-detached

£215,000

18 May 2023

Leasehold

£167,000

14 Feb 2020

Leasehold

No other historical records



2, Cranleigh Close, Oldham, Greater Manchester OL4 2HZ

3 bed, semi-detached

£245,000

30 Jun 2023

Leasehold

£142,500

12 Sep 2014

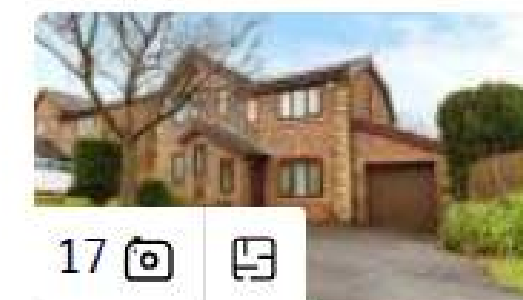
Leasehold

£57,950

17 Sep 1999

Leasehold

+ 2 extra records



Sold House Prices

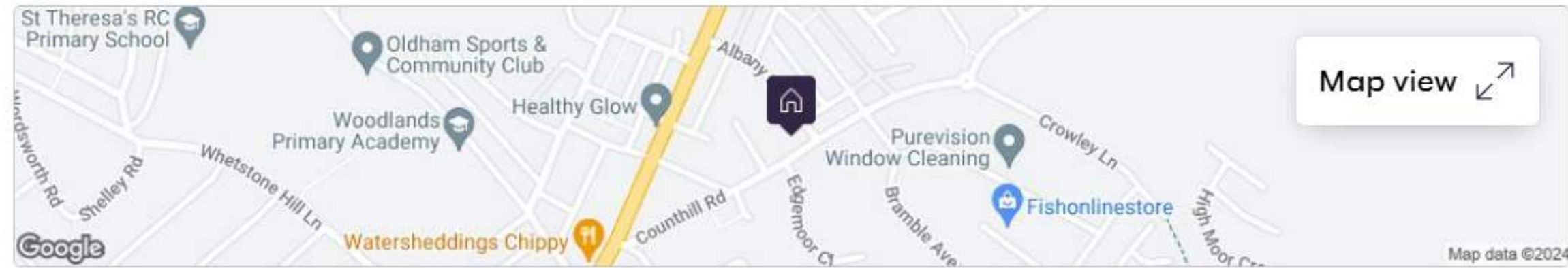
24 Albany Street, Oldham, OL4 2NT

3 beds 1 bath 1 reception 97 sq. metres EPC rating: D

LEASEHOLD

SEMI-DETACHED HOUSE

INTERESTED IN BUYING



Tracking

[I'm interested in buying](#)

Zoopla estimate

[See inside the estimate](#) →

Estimated price

£167k — **£185k** — £204k

Low High

MEDIUM CONFIDENCE

£180k

£160k

Rental Prices



Newbreak Street, Oldham, Greater Manchester, OL4 ✕

Terraced 3 1

0.44 miles

BEAUTIFULLY RENOVATEDGARAGE INCLUDED***NEWLY RENOVATED FROM TOP TO BOTTOM*** Holding and Security

£1,100 pcm

£254 pw

Price Change History

18/03/2024 Price changed from to **£1,100 pcm**

19/02/2024 Price changed from to

12/02/2024 Initial asking price:

Why is the price history blurred?

[Click here to Subscribe to Property Log](#)

LET AGREED

Reduced on 18/03/2024 by Your Move, Shaw



01706 577569
Local call rate

Contact

Save

Rental Prices



3 Bed Terraced House, Hollinhall Street, OL4

☆ Favourite

Let Agreed

£1,200.00
per month

£276.92
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1961794

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

