



**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 SEMI-DETACHED  
HOUSE  
LITTLE HULTON-  
MANCHESTER

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# ***Details***

**Building type.....3 Bed Semi-detached**  
**Construction Type..... Standard**  
**Tenure..... Leasehold**  
**Heating Type..... Gas central**  
**Reason of Sale..... Deceased**  
**Occupier..... Empty**  
**Refurbishment..... Full renovation**



# *Numbers*

<b>Purchase Price</b>	<b>£141 000</b>
<b>Refurbishment</b>	<b>£35 000</b>
<b>Done Up Value (DUV)</b>	<b>£205 000</b>
<b>Rent</b>	<b>£1 165</b>
<b>ROE</b>	<b>20.00%</b>
<b>YIELD</b>	<b>9.91%</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~£78 585</b>
<hr/>	
<b>Sourcing Fee</b>	<b>£4 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>



# ***Refurb***

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- **Kitchen**
- **Bathroom**
- **Windows repair**
- **Plastering & painting**
- **Ceiling**
- **Floors**
- **Internal doors**
- **Fuse box**
- **Skip/waste removal**
- **Decoration**



# **3 BED SEMI- DETACHED HOUSE MANCHESTER**

**PP £141 000**

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.

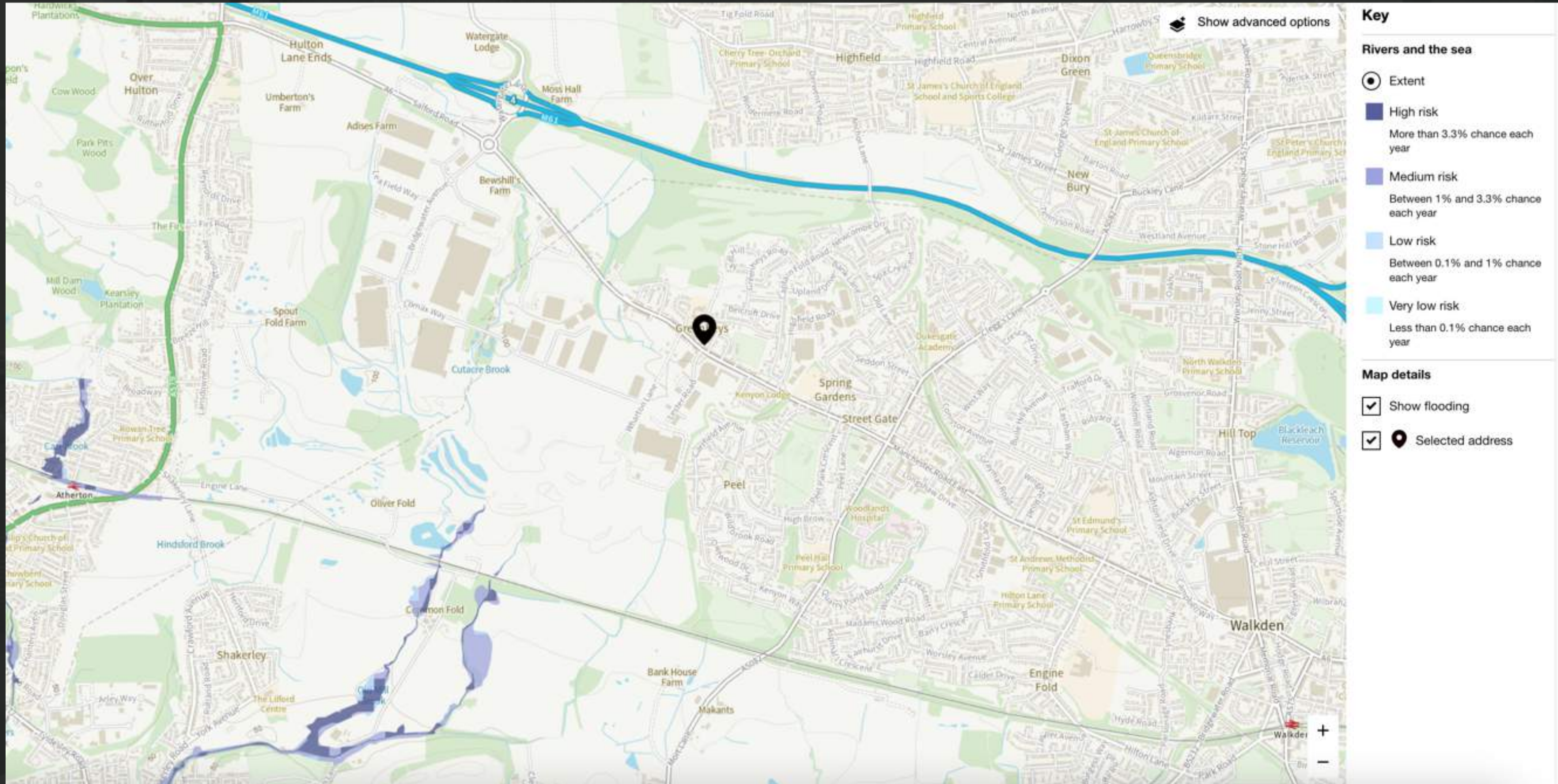








# Flood





# Bus / Train

Oakfield Drive	Walking Time
<b>0.06</b> MILES	<b>1.1</b> MINUTES
Dun Mare Inn	Walking Time
<b>0.14</b> MILES	<b>2.9</b> MINUTES
White Lion	Walking Time
<b>0.19</b> MILES	<b>3.9</b> MINUTES
Highfield Road	Walking Time
<b>0.22</b> MILES	<b>4.3</b> MINUTES
Belcroft Drive	Walking Time
<b>0.22</b> MILES	<b>4.3</b> MINUTES

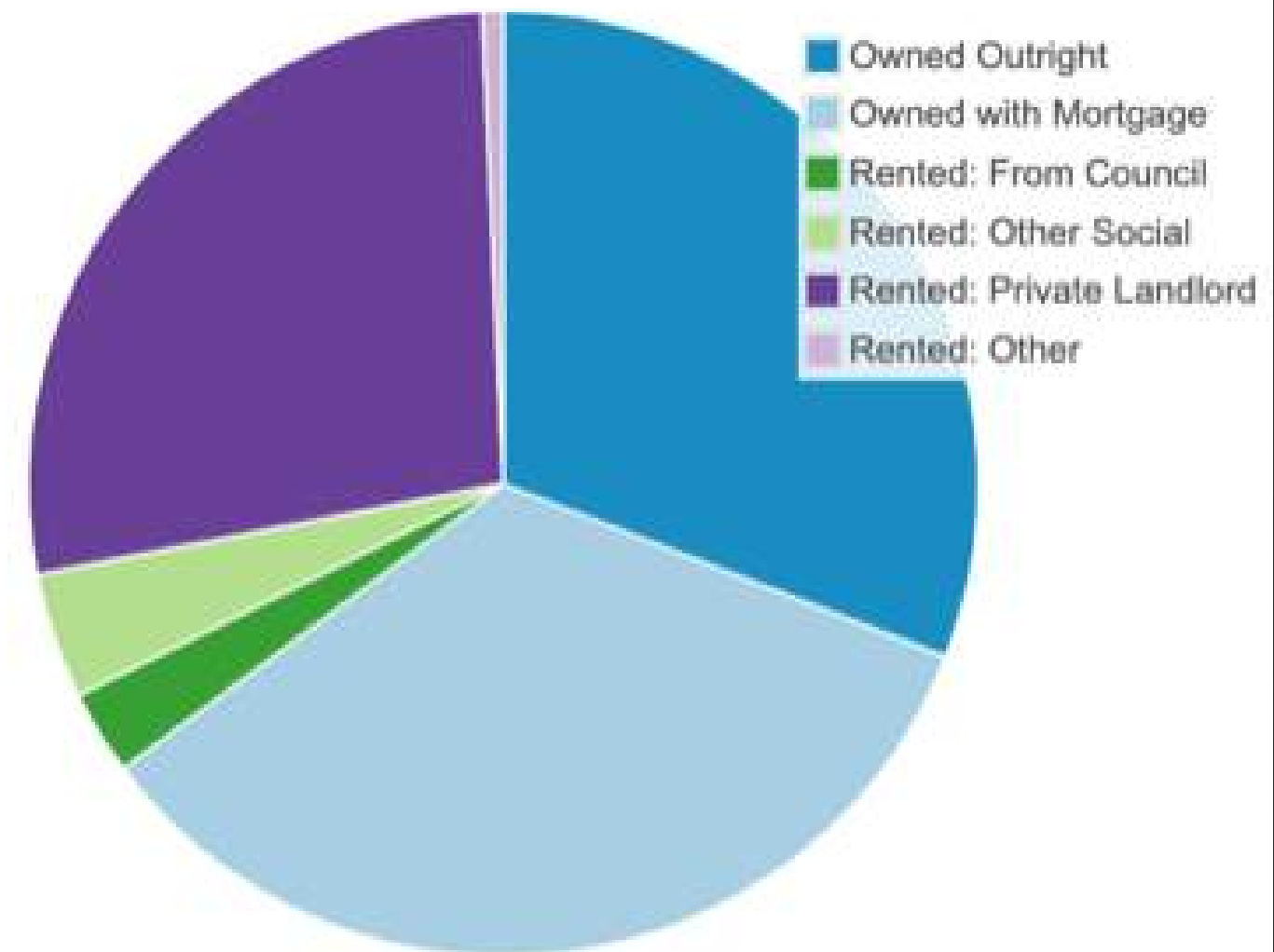
Atherton Rail Station	Walking Time
<b>1.8</b> MILES	<b>36</b> MINUTES
Walkden Rail Station	Walking Time
<b>1.94</b> MILES	<b>38.9</b> MINUTES
Moses Gate Rail Station	Walking Time
<b>2.04</b> MILES	<b>40.9</b> MINUTES
Farnworth Rail Station	Walking Time
<b>2.24</b> MILES	<b>44.8</b> MINUTES
Hag Fold Rail Station	Walking Time
<b>2.4</b> MILES	<b>48</b> MINUTES



# Housing

## Housing Tenure

Owned Outright	43
Owned with Mortgage	47
Shared Ownership	0
Rented: From Council	4
Rented: Other Social	6
Rented: Private Landlord <i>inc. letting agents</i>	38
Rented: Other	1
Rent Free	0
<b>Total</b>	<b>139</b>





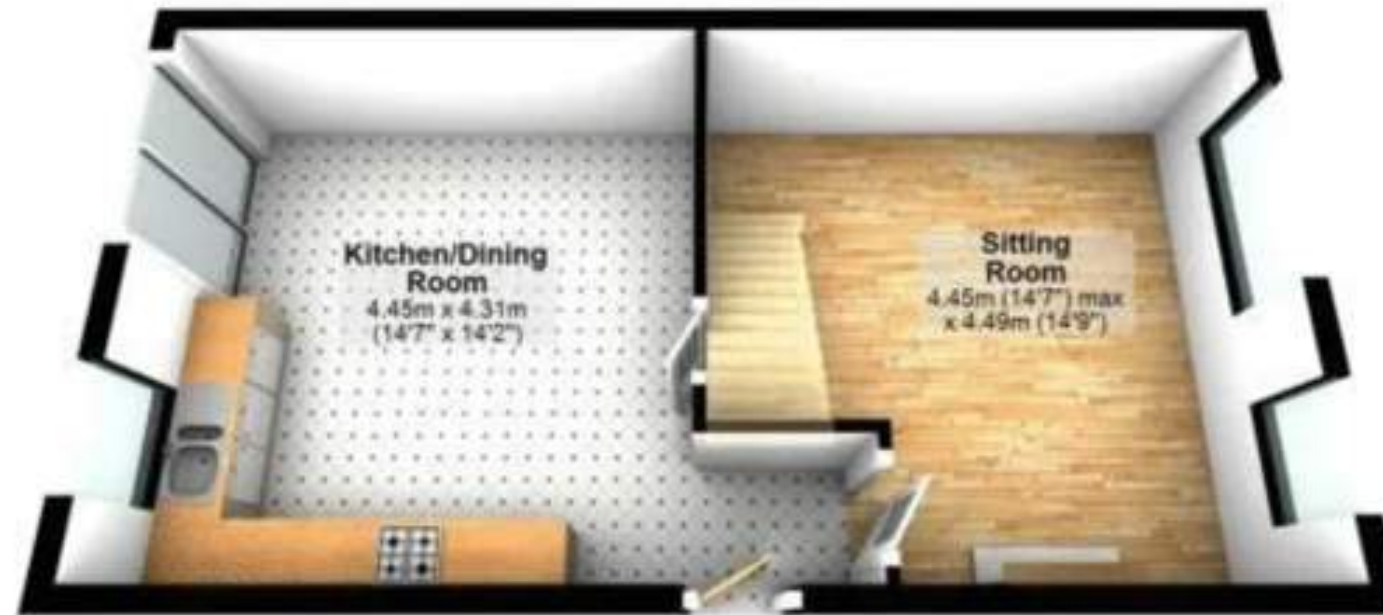
# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

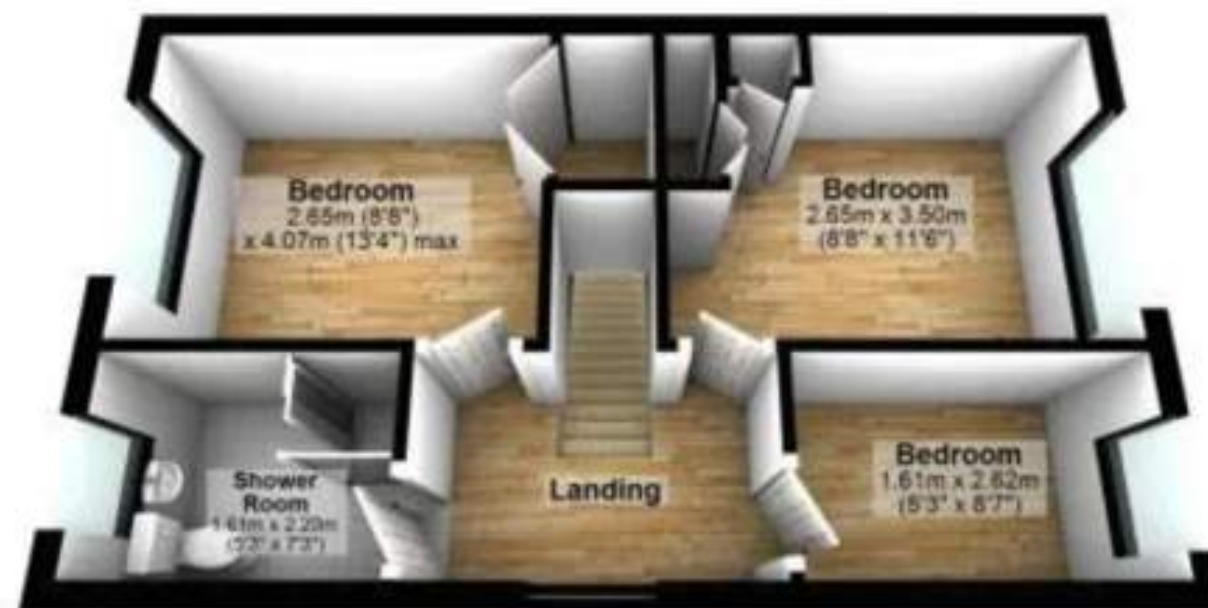


# Floor Plan

Ground Floor



First Floor



Total area: approx.  72.9 sq. metres (784.4 sq. feet)



# *Schools*

- |   |           |
|---|-----------|
|  Wharton Primary School              | 0.1 miles |
|  St Paul's Peel CofE Primary School | 0.4 miles |



# *Pictures*












































# Sold House Prices

[254 Manchester Road West, Little Hulton, Manchester, M38](#)

[9UX](#)

 3 beds  1 bath  2 receptions

LEASEHOLD

MID TERRACE HOUSE

Last sold Dec 2022

**£215,000**

See what it's worth today

 [Track](#)

[84, Peel Lane, Little Hulton, Manchester, Greater Manchester M38 0BS](#)

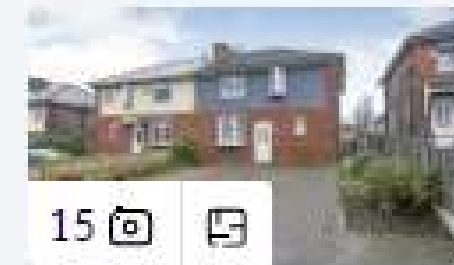
3 bed, semi-detached

£200,000

16 Jun 2023

Freehold

No other historical records



[19, Beech Grove, Little Hulton, Manchester, Greater Manchester M38 9DZ](#)

2 bed, semi-detached

£180,000

21 Aug 2023

Freehold

£165,000

10 Dec 2021

Freehold

£62,000


24 Jun 2014

Freehold





# Rental Prices



☆ Favourite

Let Agreed

£1,350.00  
per month

£311.54  
per week


- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:  
1938755

Meet the landlord

3 Bed End Terrace, Mill Hill, M38



☆ Favourite

Let Agreed

£1,165.00  
per month

£268.85  
per week

- ✓ No admin fees
- ✓ No hidden charges


Let Agreed

Property Reference:  
2008616

Meet the landlord

3 Bed Terraced House, Thornfield Grove, M38

Yoperties Lnb Lt



☆ Favourite

Let Agreed

£1,100.00  
per month

£253.85  
per week


- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:  
2028651

Meet the landlord

3 Bed Terraced House, Manchester Road West,



☆ Favourite

Let Agreed

£1,100.00  
per month

£253.85  
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:  
1869414

Meet the landlord

3 Bed Terraced House, Wildbrook Grove, M38



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

## About property

### **MAREK KMIOTEK**

- Tel: +44 7534 878 739
- E-mail: [marek.kmiotek@sellhousewithus.com](mailto:marek.kmiotek@sellhousewithus.com)

## About process

### **MAREK KMIOTEK**

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