



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
NEW MOSTON
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	£132 500
Refurbishment	£26 000
Stamp Duty (3%)	£3 975
Legal fees	£2 000
Broker fee	£500
Done Up Value (DUV)	£180 000
Final Rent	£1100
ROE	20.66%
<u>YIELD</u>	<u>9.96%</u>
TOTAL INVESTMENT COST (BTL)	~£66 961
Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **Flooring**
- **Certificates**
- **Kitchen**
- **Bathroom**
- **Plastering & painting**
- **Shed demolition**
- **6x new door**
- **Decoration**
- **Fusebox**
- **Dry roods**

2 BED TERRACED NEW MOSTON- MANCHESTER

PP £132 500

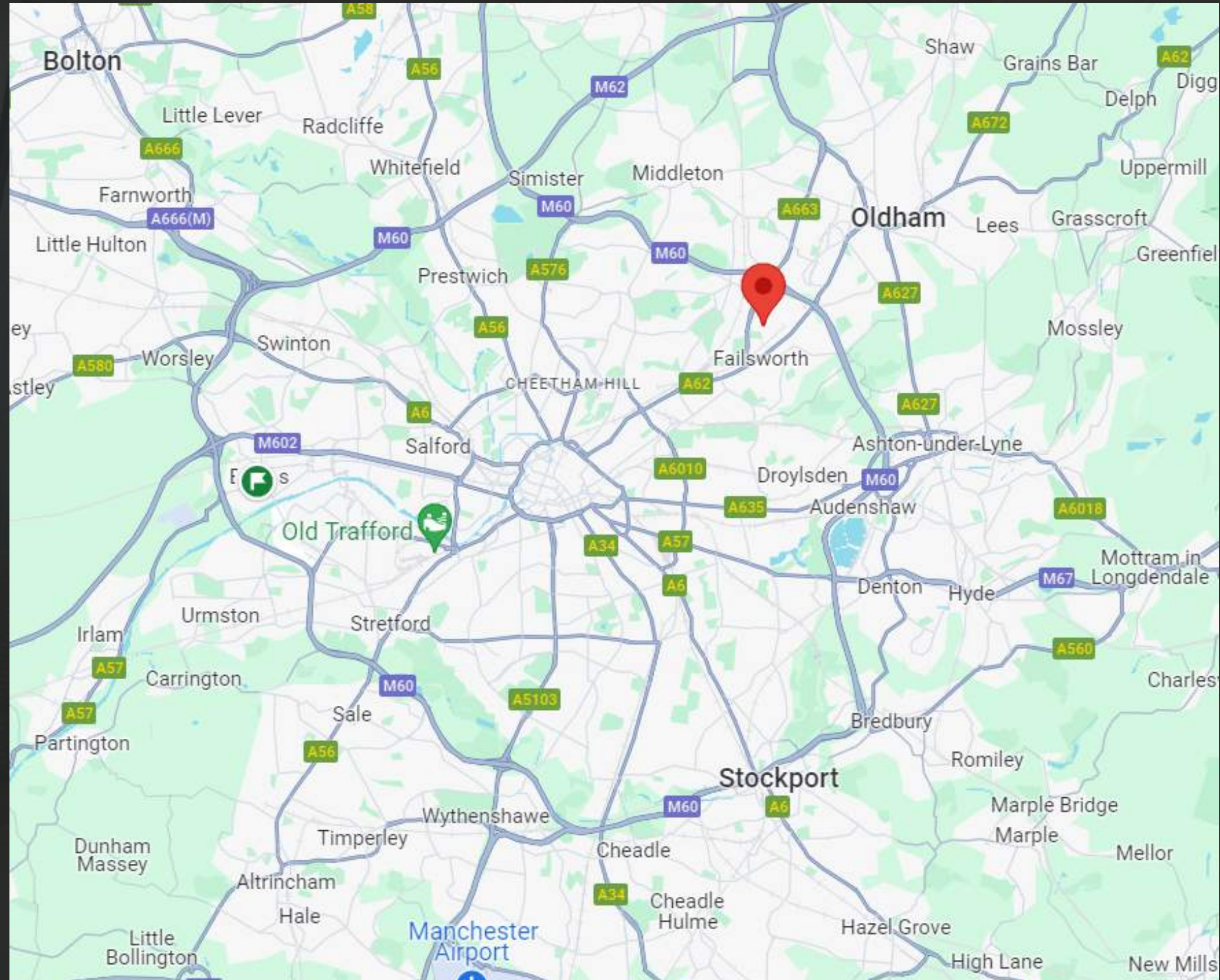
Manchester is a city in Greater Manchester, England. It had a population of 552,000 in the 2021 United Kingdom census. It is bordered by the Cheshire Plain to the south, the Pennines to the north and east, and the neighbouring city of Salford to the west.

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.

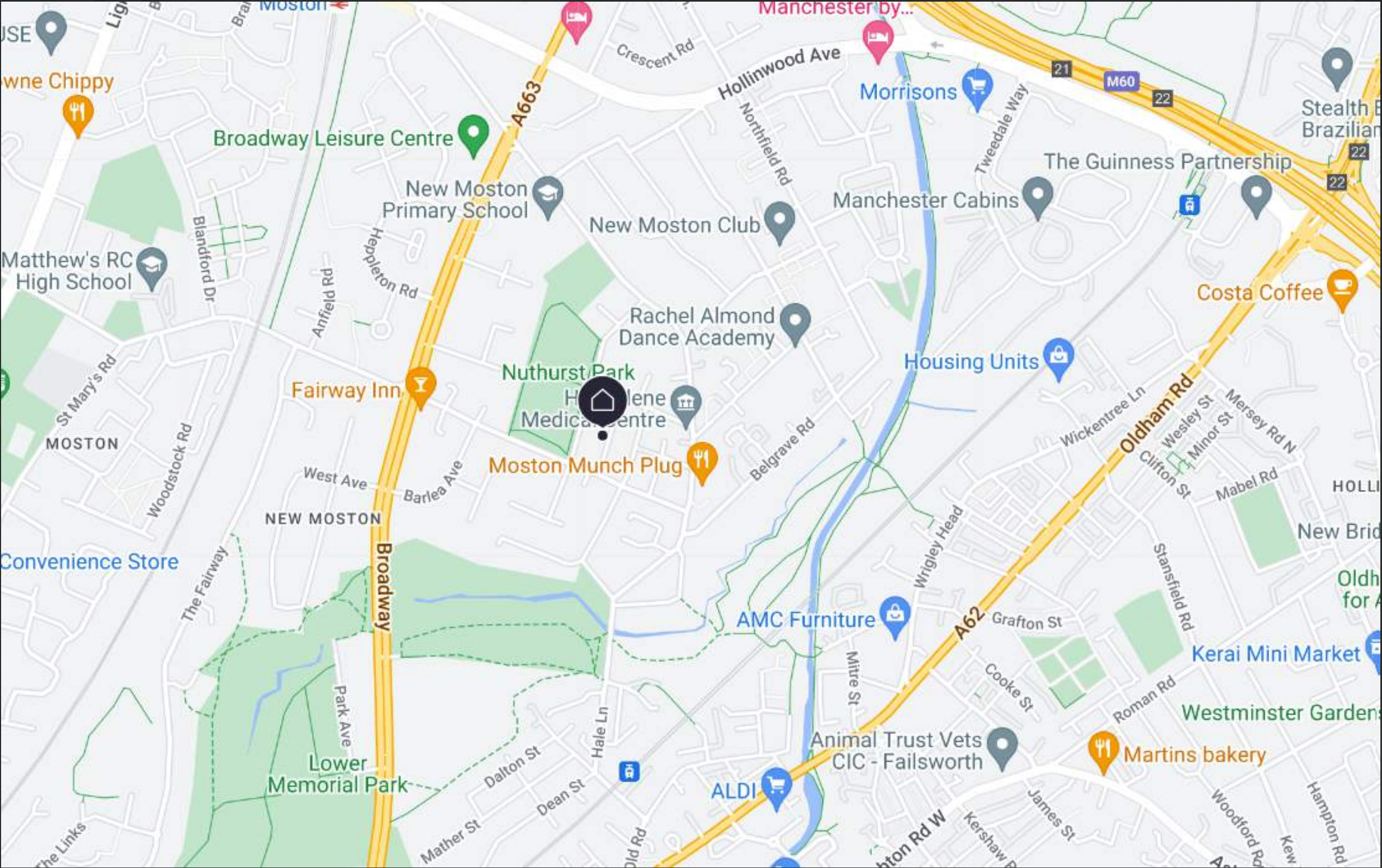
The City of Manchester is governed by the Manchester City Council. The Greater Manchester Combined Authority, with a directly elected mayor, has responsibilities for economic strategy and transport, amongst other areas, on a Greater Manchester-wide basis.



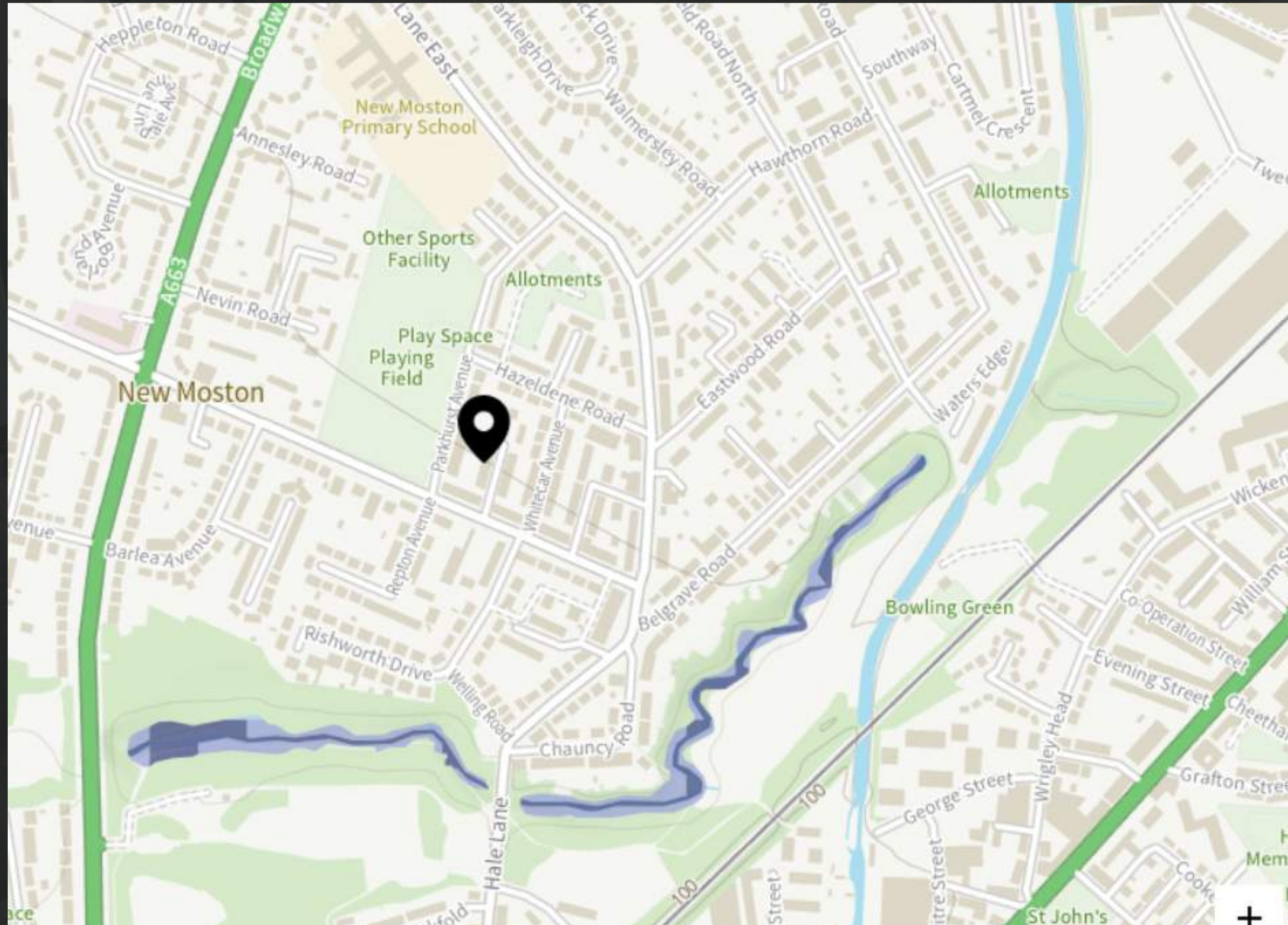
Location



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 Moston Rail Station and it's only 0.6 miles away from Ruth Avenue.

Moston Rail Station	Walking Time
0.6 MILES	12 MINUTES
Mills Hill (Manchester) Rail Station	Walking Time
2.46 MILES	49.1 MINUTES
Fairfield Rail Station	Walking Time
3.16 MILES	63.3 MINUTES
Gorton Rail Station	Walking Time
3.26 MILES	65.2 MINUTES
Ashton-under-Lyne Rail Station	Walking Time
3.31 MILES	66.2 MINUTES

NEARBY BUS STOPS

Today

The closest bus stop is Parkhurst Avenue and it's only 0.05 miles away from Ruth Avenue.

Parkhurst Avenue	Walking Time
0.05 MILES	1.1 MINUTES
Hazeldene Road	Walking Time
0.06 MILES	1.3 MINUTES
New Moston Shops	Walking Time
0.09 MILES	1.9 MINUTES
Hawthorn Road	Walking Time
0.11 MILES	2.3 MINUTES
Belgrave Road	Walking Time
0.19 MILES	3.9 MINUTES

Feedback



Housing

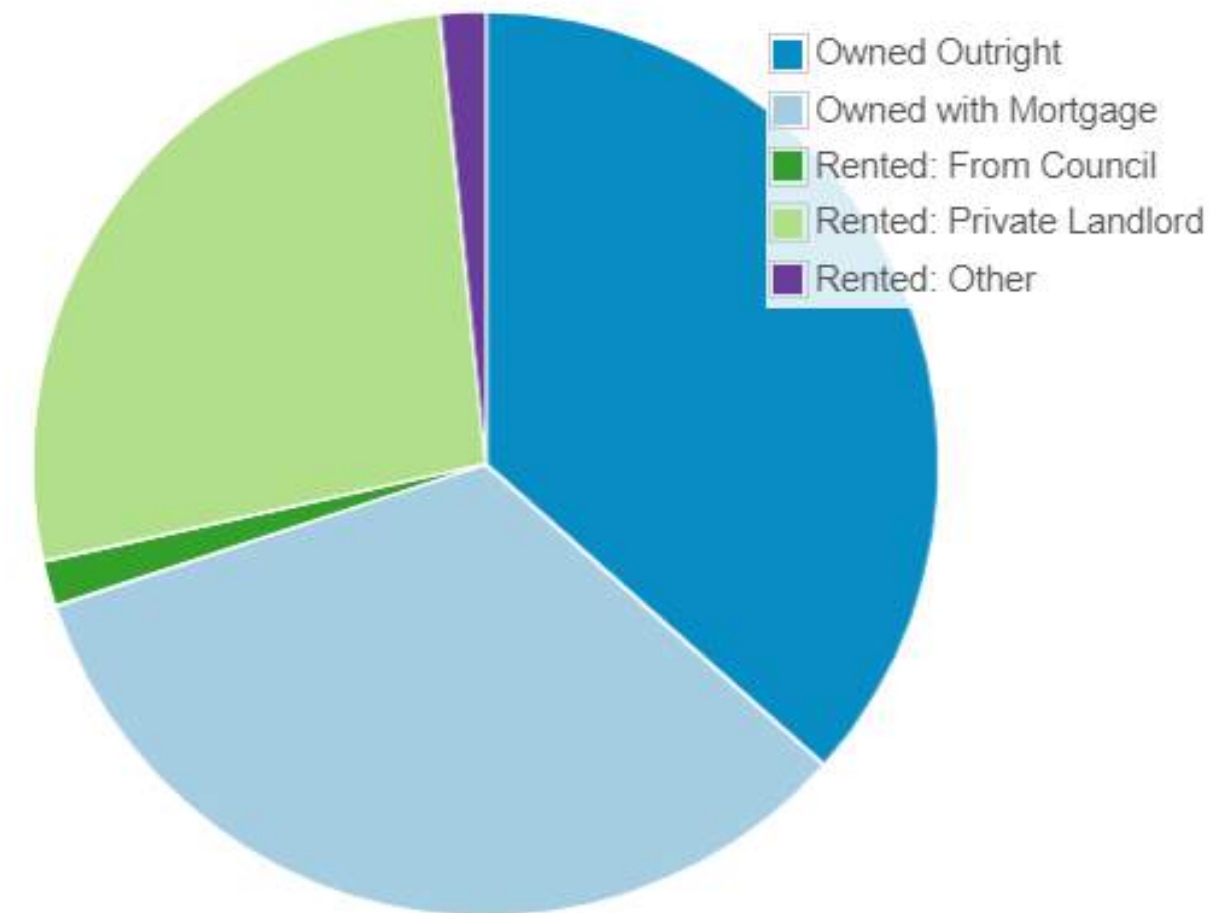
Housing Tenure

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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	41
Shared Ownership	0
Rented: From Council	2
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	33
Rented: Other	2
Rent Free	0
Total	123



EPC

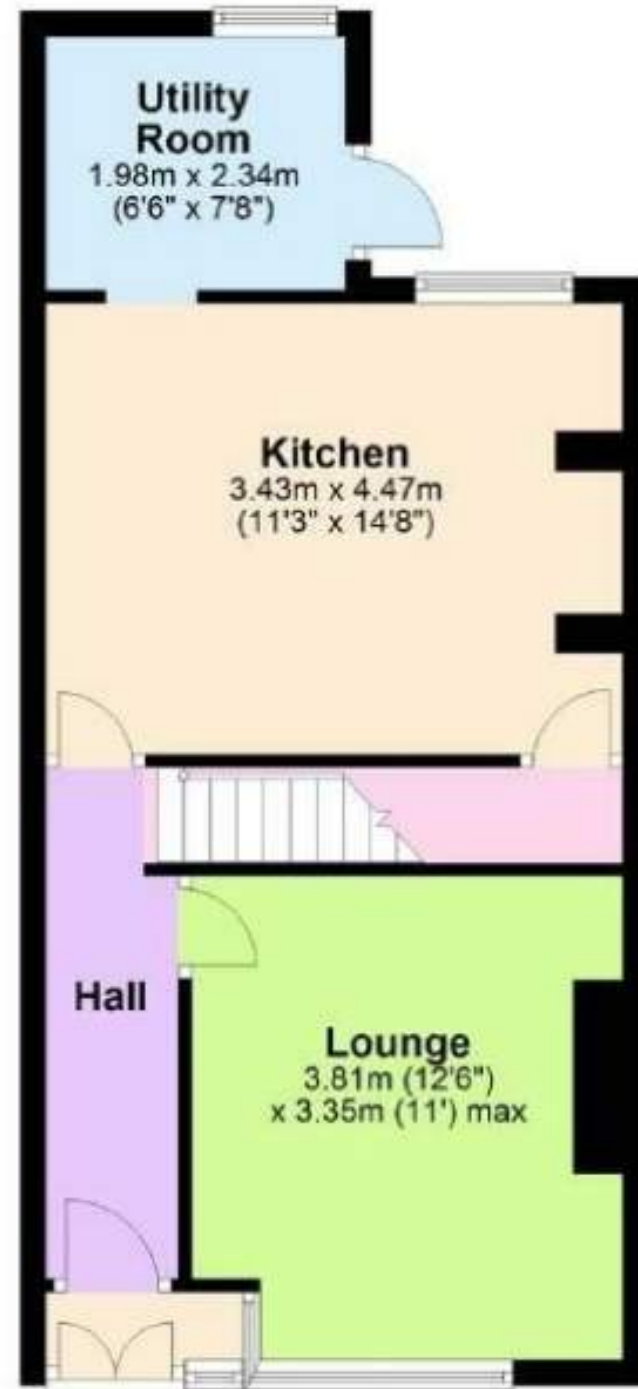
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

FLOOR PLAN

Ground Floor

Approx. 41.8 sq. metres (450.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

Pictures

















Sold House Prices

11, Eastwood Road, Manchester, Greater Manchester M40 3TE

2 bed, terraced

£165,000	21 Jul 2023	Freehold	
£82,000	16 Feb 2016	Freehold	
£88,500	19 Apr 2007	Freehold	



44, Parkfield Road North, Manchester, Greater Manchester M40 3TA

2 bed, terraced

£195,000	28 Apr 2023	Freehold	
£48,000	26 Jun 2002	Freehold	
£21,500	26 Mar 1999	Freehold	+ 1 extra record



Sold House Prices

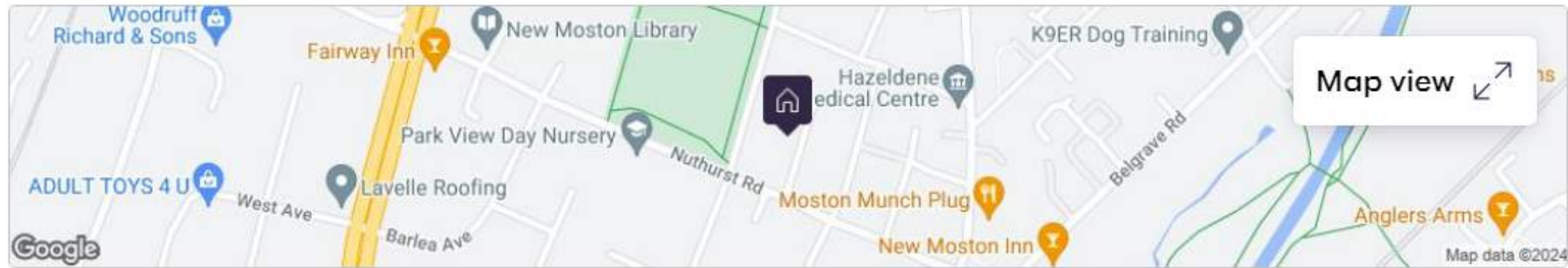
11 Ruth Avenue, Manchester, M40 3GN

2 beds 1 bath 2 receptions 91 sq. metres

FREEHOLD

MID TERRACE HOUSE

INTERESTED IN BUYING



Tracking

I'm interested in buying

Zoopla estimate

See inside the estimate →

£149k

Low

Estimated price

£166k

£182k

High

£170k

£160k

£150k



Rental Prices



2 Bed Terraced House, Bethel Avenue, M35

☆ Favourite

Let Agreed

£1,025.00
per month

£236.54
per week

- ✓ No admin fees
- ✓ No hidden charges

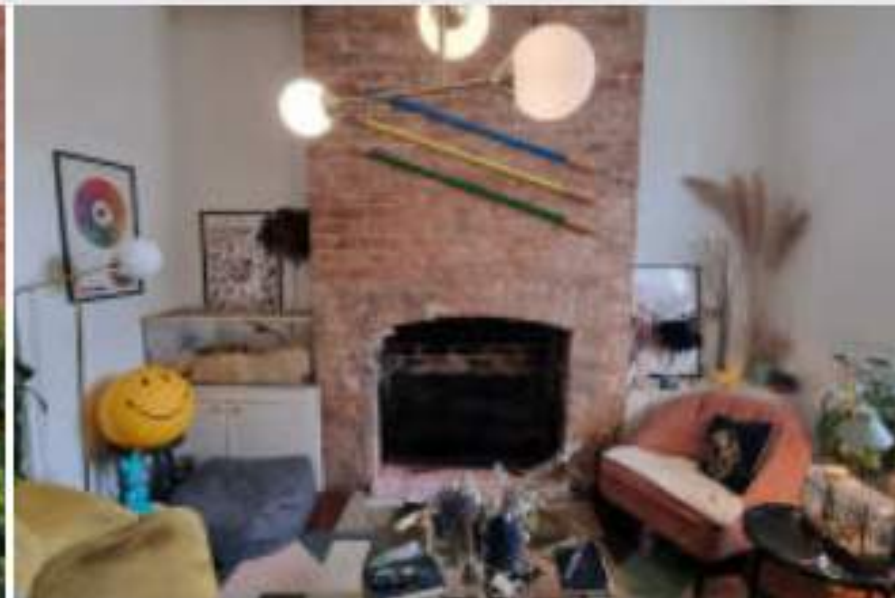
Let Agreed

Property Reference:
1959051

Meet the landlord



Rental Prices



Ash Street, Failsworth, Manchester, M35



Terraced 2 1

0.41 miles

**** Zero Deposit Guarantee Available **** Bridgfords are delighted to introduce to the market a charming 2-bed terraced house on Ash

LET AGREED

Added on 02/04/2024 by Bridgfords Lettings, Manchester

£1,200 pcm

£277 pw

Price Change History

02/04/2024 Initial asking price: **£1,200 pcm**



0161 524 8757
Local call rate

Contact

Save

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

